Notice of Western BCP Planning Committee

Date: Thursday, 9 July 2026 at 10.00 am

Venue: HMS Phoebe, BCP Civic Centre, Bournemouth BH2 6DY

Membership:

Chairman:
Cllr M Le Poidevin

Vice Chairman:
Cllr J Clements

Cllr J Challinor
Cllr A Chapmanlaw
Cllr P Cooper
Cllr B Hitchcock
Cllr G Martin
Cllr S McCormack
Cllr K Rampton
Cllr J Salmon
Cllr P Sidaway

All Members of the Western BCP Planning Committee are summoned to attend this meeting to consider the items of business set out on the agenda below.

The press and public are welcome to view the live stream of this meeting at the following link:

https://democracy.bcpcouncil.gov.uk/ieListDocuments.aspx?MId=6523

If you would like any further information on the items to be considered at the meeting please contact: Democratic Services on 01202 096660 or
email democratic.services@bcpcouncil.gov.uk

Press enquiries should be directed to the Press Office: Tel: 01202 118686 or
email press.office@bcpcouncil.gov.uk

This notice and all the papers mentioned within it are available at democracy.bcpcouncil.gov.uk

AIDAN DUNN
CHIEF EXECUTIVE

1 July 2026

DEBATE NOT HATE

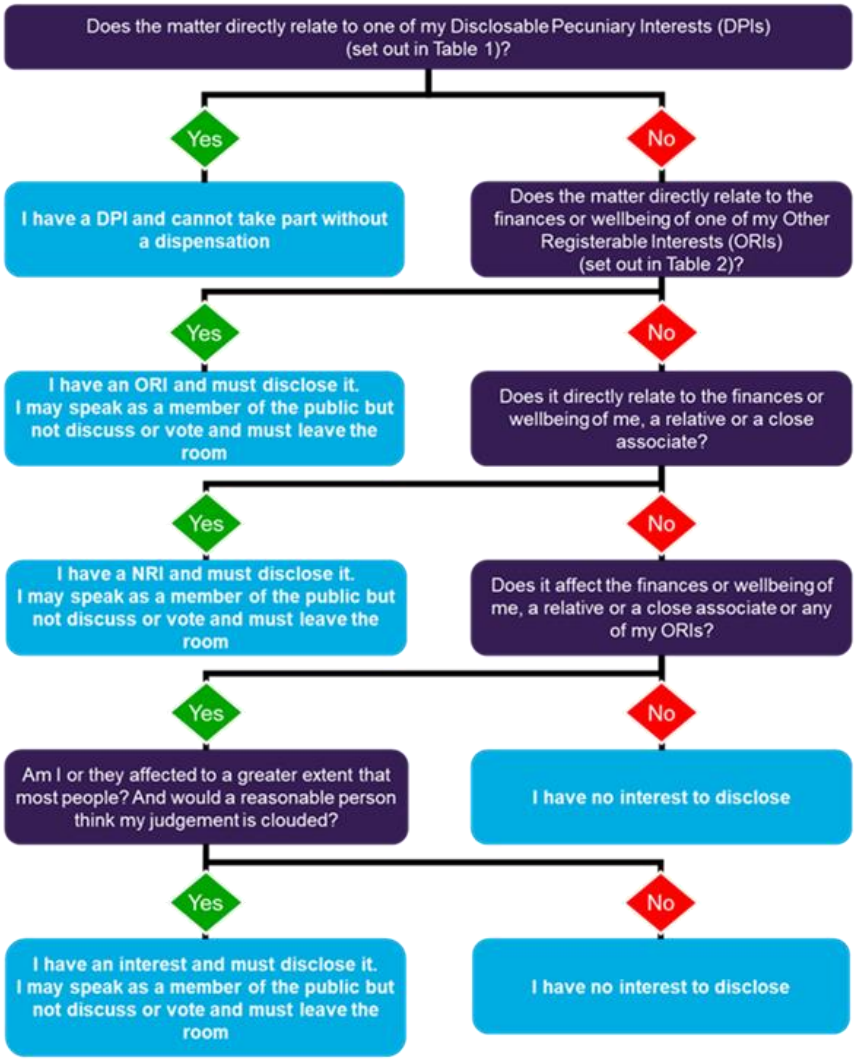
Available online and on the Mod.gov app

Maintaining and promoting high standards of conduct

Declaring interests at meetings

Familiarise yourself with the Councillor Code of Conduct which can be found in Part 6 of the Council's Constitution.

Before the meeting, read the agenda and reports to see if the matters to be discussed at the meeting concern your interests



What are the principles of bias and pre-determination and how do they affect my participation in the meeting?

Bias and predetermination are common law concepts. If they affect you, your participation in the meeting may call into question the decision arrived at on the item.

Bias Test	Predetermination Test
In all the circumstances, would it lead a fair minded and informed observer to conclude that there was a real possibility or a real danger that the decision maker was biased?	At the time of making the decision, did the decision maker have a closed mind?

If a councillor appears to be biased or to have predetermined their decision, they must NOT participate in the meeting.

For more information or advice please contact the Monitoring Officer

Selflessness

Councillors should act solely in terms of the public interest

Integrity

Councillors must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships

Objectivity

Councillors must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias

Accountability

Councillors are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this

Openness

Councillors should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing

Honesty & Integrity

Councillors should act with honesty and integrity and should not place themselves in situations where their honesty and integrity may be questioned

Leadership

Councillors should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs

AGENDA

Items to be considered while the meeting is open to the public

1. Apologies

To receive any apologies for absence from Members.

2. Substitute Members

To receive information on any changes in the membership of the Committee.

Note – When a member of a Committee is unable to attend a meeting of a Committee or Sub-Committee, the relevant Political Group Leader (or their nominated representative) may, by notice to the Monitoring Officer (or their nominated representative) prior to the meeting, appoint a substitute member from within the same Political Group. The contact details on the front of this agenda should be used for notifications.

3. Declarations of Interests

Councillors are requested to declare any interests on items included in this agenda. Please refer to the workflow on the preceding page for guidance.

Declarations received will be reported at the meeting.

4. Confirmation of Minutes 7 - 10

To confirm and sign as a correct record the minutes of the meeting held on 11 June 2026.

5. Public Issues 11 - 18

To receive any requests to speak on planning applications which the Planning Committee is considering at this meeting.

The deadline for the submission of requests to speak is 10.00am on Wednesday 8 July 2026 [10.00am of the working day before the meeting]. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information about how public speaking is managed at meetings is contained in the Planning Committee Protocol for Public Speaking and Statements, a copy of which is included with this agenda sheet and is also published on the website on the following page:

https://democracy.bcpcouncil.gov.uk/mgCommitteeDetails.aspx?ID=614

Summary of speaking arrangements as follows:

Speaking at Planning Committee (in person or virtually):

- There will be a maximum combined time of five minutes to speak in objection and up to two persons may speak within the five minutes.

- There will be a further maximum combined time of five minutes to speak in support and up to two persons may speak within the five minutes.
- No speaker may speak for more than half this time (two and a half minutes) UNLESS there are no other requests to speak received by the deadline OR it is with the agreement of the other speaker.

Anyone who has registered to speak by the deadline may, as an alternative to speaking/for use in default, submit a written statement to be read out on their behalf. This must be provided to Democratic Services by 10.00am of the working day before the meeting, must not exceed 450 words and will be treated as amounting to two and a half minutes of speaking time.

Please refer to the full Protocol document for further guidance.

Note: The public speaking procedure is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Planning Offices during the consultation period.

ITEMS OF BUSINESS

6. Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated with the agenda, as updated by the agenda addendum sheet to be published one working day before the meeting.

Councillors are requested where possible to submit any technical questions on planning applications to the Case Officer at least 48 hours before the meeting to ensure this information can be provided at the meeting.

The running order in which planning applications will be considered will be as listed on this agenda sheet.

The Chair retains discretion to propose an amendment to the running order at the meeting if it is considered expedient to do so.

Members will appreciate that the copy drawings attached to planning application reports are reduced from the applicants' original and detail, in some cases, may be difficult to read. To search for planning applications, please use the following link:

https://www.bcpcouncil.gov.uk/planning-and-building-control/search-and-comment-on-planning-applications

Councillors are advised that if they wish to refer to specific drawings or plans which are not included in these papers, they should contact the Case Officer at least 48 hours before the meeting to ensure that these can be made available.

To view Local Plans, again, the following link will take you to the main webpage where you can click on a tile to view the local plan for that area. The link is:

https://www.bcpcouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx

a) **8 Brownsea Road, Poole, BH13 7QP** 19 - 44

Canford Cliffs Ward

P/26/01842/FUL

Remove roof, add additional storey, erect extensions and remodel the existing dwelling with associated car parking and the increase of the front boundary wall to 1.6m high and install a replacement sliding gate.

b) **Phase 1 Land North of Bearwood, Magna Road and Knighton Lane, Poole, BH11 9NB** 45 - 70

Bearwood and Merley Ward

P/26/00600/CONDR

Variation of condition 1 (Approved Plans) of planning permission APP/22/00092/R (Reserved Matters application following approval of Hybrid Planning Application APP/19/00237/P for the southern phase of the development shown on Site Location Plan LP01 and comprising of: 269 houses, retail units, office units and a Community Hub Building) to amend wording to facilitate changes including alterations to the Community Building and Hub to remove reference to badminton court, roof pitch to be reduced in height, internal changes removal of the stairs and mezzanine floor, reduced number of WCs, reduced size of stores and internal lobby, increase the size of the outdoor space and areas of soft landscaping, additional trees have been added in the central car parking area, the retail unit beneath the apartments a bin storage and plant storage building has been provided, two visitor spaces within the northern layby have been replaced with a loading bay for deliveries with footpath access to the retail unit.

ITEMS FOR INFORMATION

7. Appeals Report 71 - 90

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.

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BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL

WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 11 June 2026 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Present: Cllr J Challinor, Cllr A Chapmanlaw, Cllr P Cooper, Cllr B Hitchcock, Cllr G Martin, Cllr K Rampton, Cllr J Salmon and Cllr P Sidaway

13. Apologies

Apologies were received from Cllr Jo Clements.

14. Substitute Members

There were no substitute members.

15. Declarations of Interests

During Item 6b Cllr J Challinor declared for transparency that he was an occasional user of the site.

16. Confirmation of Minutes

The minutes of the meeting held on 145th May 2026 were confirmed as an accurate record.

17. Public Issues

There were a number of requests to speak on planning applications on the agenda as detailed below.

18. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A and B of these minutes in the Minute Book. A Committee Addendum Sheet was published on 13 May 2026 and appears as Appendix C to these minutes.

19. 41 Shillito Road Poole BH12 2BW

Newtown and Heatherlands ward

P/26/01781/FUL

Change of use from dwellinghouse (Class C3) to seven bedroom/seven person House in Multiple Occupation (Sui generis).

Objectors:
- ❖ Janice Clark

Applicant/Supporters
- ❖ Alex Berthonneau

Ward Councillors:
- ❖ Cllr Millie Earl

RESOLVED to REFUSE permission contrary to the recommendation set out in the officer's report for the following reasons: The proposal, due to the provision of substandard communal facilities (kitchen/living room) provided within the proposed building would result in cramped and oppressive living conditions for the prospective occupiers, especially with the bedroom sizes being relatively small and not reasonably meeting the needs of the prospective occupants. Furthermore, the proposed development would be served by a small rear garden, which would not provide a sufficient external, private amenity space for the occupants of the proposed development, resulting in cramped living conditions for the prospective occupiers, contrary to the provisions of Policy PP27 (1)(d) of the Poole local plan. The proposal, due to its nature, would result in an unacceptable level of noise resulting from the over intensification of the use on site, which would be detrimental to the amenities of the adjacent neighbours, and harmful to the established character of the area, contrary to the provisions of Policy PP27(1) of the Poole Local Plan. The overintensification of the use of the site would also result in a change in the character of the local area.

Voting: Unanimous

20. Land South of A35 Upton Road Creekmoor Poole BH17 7AG

Creekmoor ward

P/25/01968/CONDR

Variation of condition Nos. 1, 2, 3, 4, 8 and 14 of planning permission APP/24/00641/F as described in that description of development to:

- Extend the limited period to three years from the date of this Decision Notice.
- Amend the site, building, and court layout (reducing to six courts in total).
- Reduce the building's scale and footprint.
- Revise the parking layout and footway link to the central island pedestrian crossing.

- Reword Conditions 4, 8, and 14 to require submission of details within one month and implementation within two months of this Decision Notice.

Objectors:
- None registered

Applicant/Supporters
- Matt Annan - Agent

Ward Councillors:
- None registered

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report and the addendum sheet.

Voting: Unanimous

21. Appeals Report

The Development Management (DM) Manager presented a report, a copy of which had been circulated and which appears as Appendix D to these minutes in the Minute Book.

The report provided an update on the Local Planning Authority's appeal performance over the stated period.

The report was noted.

The meeting ended at 11.13 am

CHAIRMAN

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PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

1.1 The following protocol facilitates opportunities for applicant(s), objector(s) and supporter(s) to express their views on planning applications which are to be considered at a Planning Committee meeting. It does not therefore relate to any other item considered at Planning Committee in respect of which public speaking/questions shall only be permitted at the discretion of the Chair.

1.2 This protocol is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Council during the consultation period.

1.3 **The email address for any person who wishes to register a request to speak and / or submit a statement for the purposes of this protocol or to correspond with Democratic Services on any aspect of this protocol is democratic.services@bcpcouncil.gov.uk**

2. Order of presentation of an application

2.1 The running order in which planning applications are heard will usually follow the order as appears on the agenda unless the Planning Committee otherwise determines.

2.2 In considering each application the Committee will normally take contributions in the following order:

a) presenting officer(s);

b) objector(s);

c) applicant(s) /supporter(s);

d) councillor who has called in an application (who is not a voting member of the Planning Committee in relation to that application) / ward councillor(s);

e) questions and discussion by voting members of the Planning Committee, which may include seeking points of clarification.

3. Guidance relating to the application of this protocol

3.1 The allocation of an opportunity to speak / provide a statement to be read out at Planning Committee under this protocol is not intended as a guarantee of a right to speak / have a statement read out.

3.2 The Chair has absolute discretion as to how this protocol shall be applied in respect of any individual application so far as it relates to the conduct of the

meeting and as provided for in this protocol including whether in any circumstance it should be waived, added to or otherwise modified. This discretion includes the opportunity to speak (or submit a statement), varying the speaking time allowed and the number of speakers. In the event of any uncertainty as to the interpretation or application of any part of this protocol a determination by the Chair will be conclusive.

3.3 A failure to make a request to speak / submit a statement in accordance with any one or more of the requirements of this protocol will normally result in the request / submission of the statement not being treated as validly made and therefore not accepted.

4. Electronic facilities relating to Planning Committee

4.1. All electronic broadcasting and recording of a Planning Committee meeting by the Council and the provision of an opportunity to speak remotely at such a meeting is dependent upon such matters being accessible, operational and useable during the meeting. As a consequence, a meeting other than a wholly virtual meeting may proceed, including consideration of all applications relating to it, even if it cannot be electronically broadcast, recorded and/or any person is unable to speak / be heard at the time when the opportunity to do so on an application is made available.

5. Attending in person at a Planning Committee meeting / wholly virtual meetings

5.1. Unless otherwise stated on the Council's website and/or the agenda Planning Committee will be held as a physical (in person) meeting. A Planning Committee meeting will only be held as a wholly virtual meeting during such time as a decision has been taken by BCP Council that committee meetings of the Council may be held in this way. In the event of there being a discretion as to whether a Planning Committee meeting shall be held as a wholly virtual meeting, then the Head of Planning in consultation with the Chair shall be able to determine whether such a discretion should be applied.

6. Provisions for speaking at Planning Committee (whether in person or remotely)

6.1. Any applicant, objector or supporter who wishes to speak at a Planning Committee meeting must register a request to speak in writing with Democratic Services at democratic.services@bcpcouncil.gov.uk by **10.00 am of the working day before the meeting.**

6.2. A person registering a request to speak must:

a) make clear as to the application(s) on which they wish to speak and whether they support or oppose the application; and

b) provide contact details including a telephone number and/or email address at which they can be reached / advised that they have been given an opportunity to speak.

6.3. There will be a maximum combined time of **five** minutes allowed for any person(s) objecting to an application to speak. A further combined **five** minute maximum will also be allowed for any supporter(s). Up to **two** people may speak during each of these allotted times (the applicant(s) and any agent for the applicant(s) will each count as separate speakers in support). No speaker may speak for more than half this time (i.e. **two and a half minutes)** unless:

a) there is no other speaker who has also been allotted to speak for the remainder of the five minutes allowed;

b) or the other allotted speaker fails to be present or is unable to be heard (in the case of remote speaking), at the Planning Committee meeting at the time when the opportunity to speak on the application is made available; or

c) the other allotted speaker expressly agrees to the speaker using more than half of the total speaking time allowed.

6.4. If more than two people seek to register a wish to speak for either side, an officer from Democratic Services may ask those seeking the opportunity to speak to appoint up to two representatives to address the Planning Committee. In the absence of agreement as to representatives, entitlement to speak will normally be allocated in accordance with the order when a request was received by Democratic Services. However, in the event of an applicant(s) and / or the agent of the applicant(s) wishing to speak in support of an application such person(s) will be given the option to elect to speak in preference to any other person registered to speak in support.

6.5. A person registered to speak may appoint a different person to speak on their behalf. The person registered to speak should normally notify Democratic Services of this appointment prior to the time that is made available to speak on the application.

6.6. A person may at any time withdraw their request to speak by notifying Democratic Services by email or in person on the day of that meeting. However, where such a withdrawal is made after the deadline date for receipt of requests then the available slot will not be made available for a new speaker. In cases where more than two requests to speak within the allocated five minutes were received by the deadline, Democratic Services will, where practicable, reallocate the slot in date receipt order.

6.7. During consideration of a planning application at a Planning Committee meeting, no question should be put or comment made to any councillor sitting on the Planning Committee by any applicant, objector or supporter whether as part of a speech or otherwise.

7. Questions to person speaking under this protocol

7.1. Questions will not normally be asked of any person who has been given the opportunity to speak for the purpose of this Protocol. However, the Chair at their absolute discretion may raise points of clarification.

8. Speaking as a ward councillor or other BCP councillor (whether in person or remotely)

8.1. Any ward councillor shall usually be afforded an opportunity to speak on an application at the Planning Committee meeting at which it is considered. Every ward councillor who is given the opportunity to speak will have up to **five** minutes each.

8.2. At the discretion of the Chair, any other councillor of BCP Council not sitting as a voting member of the Planning Committee may also be given the opportunity to speak on an application being considered at Planning Committee. Every such councillor will have up to **five** minutes each.

8.3. Any member of the Planning Committee who has exercised their call in powers to bring an application to the Planning Committee for decision should not vote on that item but subject to any requirements of the Member Code of Conduct, may have or, at the discretion of the Chair, be given the opportunity to speak in connection with it as a ward councillor or otherwise in accordance with the speaking provisions of this protocol. Such a member will usually be invited after speaking to move themselves from the area where voting members of the Planning Committee are sitting and may be requested to leave the room until consideration of that application has been concluded.

9. Speaking as a Parish or Town Council representative (whether in person or remotely)

9.1. A Parish or Town Council representative who wishes to speak as a representative of that Parish or Town Council must register as an objector or supporter and the same provisions for speaking as apply to any other objector or supporter applies to them. This applies even if that representative is also a councillor of BCP Council.

10. Content of speeches (whether in person or remotely) and use of supporting material

10.1. Speaking must be done in the form of an oral representation. This should only refer to planning related issues as these are the only matters the Planning Committee can consider when making decisions on planning applications. Speakers should normally direct their points to reinforcing or amplifying planning representations already made to the Council in writing in relation to the application being considered. Guidance on what constitutes planning considerations is included as part of this protocol. Speakers must take care to avoid saying anything that might be libellous, slanderous, otherwise abusive to

any person or group, including the applicant, any officer or councillor or might result in the disclosure of any personal information for which express consent has not been given.

10.2. A speaker who wishes to provide or rely on any photograph, illustration or other visual material when speaking (in person or remotely) must submit this to Democratic Services **by 12 noon two working days before the meeting**. All such material must be in an **electronic** format to be agreed by Democratic Services and will usually be displayed on the speaker's behalf by the presenting officer. The maximum number of slides to be displayed must not exceed **five**. Material provided after this time or in a format not agreed will not be accepted. The circulation or display of hard copies of such material at the Planning Committee meeting itself will normally not be allowed. In the interests of fairness, any material to be displayed must have already been submitted to and received by the Council as part of a representation/submission in relation to the application by the date of agenda publication for that Planning Committee meeting.

10.3. The ability to display material on screen is wholly dependent upon the availability and operation of suitable electronic equipment at the time of the Planning Committee meeting and cannot be guaranteed. Every person making a speech should therefore ensure that it is not dependent on such information being displayed.

11. Remote speaking at Planning Committee

11.1. In circumstances where the Council has put in place electronic facilities which enable a member of the public to be able to speak remotely to a Planning Committee meeting, a person may request the opportunity to speak remotely via those electronic facilities using their own equipment. In circumstances other than a wholly virtual meeting this would be as an alternative to attending the meeting in person. The provisions of this protocol relating to speaking at Planning Committee shall, unless the context otherwise necessitates, equally apply to remote speaking.

11.2. The opportunity to speak remotely is undertaken at a person's own risk on the understanding that should any technical issues affect their ability to participate remotely the meeting may still proceed to hear the item on which they wish to speak without their participation.

11.3. A person attending to speak remotely may at any time be required by the Chair or the Democratic Services Officer to leave any electronic facility that may be provided.

12. Non-attendance / inability to be heard at Planning Committee

12.1. It is solely the responsibility of a person who has been given an opportunity to speak on an application at a Planning Committee meeting (whether in person or remotely) to ensure that they are present for that meeting at the time when an opportunity to speak is made available to them.

12.2. A failure / inability by any person to attend and speak in person or remotely at a Planning Committee meeting at the time made available for that person to speak on an application will normally be deemed a withdrawal of their wish to

speak on that application. This will not therefore usually be regarded as a reason of itself to defer or prevent an application from being heard.

12.3. This protocol includes provisions enabling the opportunity to provide a statement as an alternative to speaking in person / as a default option in the event of a person being unable to speak at the appropriate meeting time.

13. Submission of statement as an alternative to speaking / for use in default

13.1. A person (including a councillor of BCP Council) who has registered to speak, may submit a statement to be read out on their behalf as an alternative to speaking at a Planning Committee meeting (whether in person or remotely).

13.2. Further, any person speaking on an application at Planning Committee may, at their discretion, additionally submit a statement which can be read out as provided for in this protocol in the event of not being able to attend and speak in person or remotely at the time when an opportunity is made available for that person to speak on the application. The person should identify that this is the purpose of the statement.

14. Provisions relating to a statement

14.1 Any statement submitted for the purpose of this protocol:

a) must not exceed **450** words in total unless the statement is provided by a ward councillor or any other councillor who is not voting on the application under consideration in which case the statement may consist of up to **900** words;

b) must have been received by Democratic Services by **10.00am of the working day before the meeting** by emailing democratic.services@bcpcouncil.gov.uk

c) when submitted by a member of the public (as opposed to a councillor of BCP Council), will be treated as amounting to **two and a half minutes** of the total time allotted for speaking notwithstanding how long it does in fact take to read out;

d) must not normally be modified once the deadline time and date for receipt of the statement by Democratic Services has passed unless such modification is requested by an officer from Democratic Services; and

e) will normally be read out aloud by an officer from Democratic Services having regard to the order of presentation identified in this protocol.

14.2 A person who has been given the right to speak and who has submitted a statement in accordance with this protocol may at any time withdraw that statement prior to it being read out by giving notice to Democratic Services. Where such withdrawal occurs after the deadline date for registering a request to speak has passed, then a further opportunity for a statement to be submitted will not be made available. If the statement that has been withdrawn was submitted as an alternative to speaking, then if the person

withdrawing the statement wishes instead to exercise their opportunity to speak in person they should notify Democratic Services on or before the time of withdrawing the statement.

15. Assessment of information / documentation / statement

15.1. BCP Council reserves the right to check any statement and any information / documentation (including any photograph, illustration or other visual material) provided to it for use at a Planning Committee meeting and to prevent the use of such information / documentation in whole or part, in particular, if it:

a) is considered to contain information of a kind that might be libellous, slanderous, abusive to any party including an applicant or might result in the disclosure of any personal information for which express consent has not been given; and / or

b) is identified as having anything on it that is considered could be an electronic virus, malware or similar.

15.2 The Head of Planning in consultation with the Chair shall have the absolute discretion to determine whether any such statement / information / documentation should not be used / read out in whole or part. If circumstances reasonably permit, Democratic Services may seek to request a person modify such statement / information / documentation to address any issue identified.

16. Guidance on what amounts to a material planning consideration

16.1. As at the date of adoption of this protocol, the National Planning Portal provides the following guidance on material planning considerations:

"*A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Material considerations can include (but are not limited to):*

- *Overlooking/loss of privacy*
- *Loss of light or overshadowing*
- *Parking*
- *Highway safety*
- *Traffic*
- *Noise*
- *Effect on listed building and conservation area*
- *Layout and density of building*
- *Design, appearance and materials*
- *Government policy*
- *Disabled persons' access*
- *Proposals in the Development Plan*
- *Previous planning decisions (including appeal decisions)*
- *Nature conservation*

However, issues such as loss of view, or negative effect on the value of properties are not material considerations."

https://www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing

Note

For the purpose of this protocol:

(a) reference to the "Chair" means the Chair of Planning Committee and shall include the Vice Chair of Planning Committee if the Chair is at any time unavailable or absent and the person presiding at the meeting of a Planning Committee at any time that both the Chair and Vice Chair of Planning Committee are unavailable or absent;

(b) reference to the Head of Planning includes any officer nominated by them for the purposes of this protocol and if at any time the Head of Planning in unavailable, absent or the post is vacant / ceases to exist, then the Development Management Manager or if also unavailable / absent or that post is vacant/no longer exists then the next most senior officer in the development management team (or any of them if more than one) who is first contactable;

(c) reference to 'ward councillor' means a councillor in whose ward the application being considered at a meeting of Planning Committee is situated in whole or part and who is not a voting member of the Planning Committee in respect of the application being considered; and

(d) a "wholly virtual meeting" is a Planning Committee meeting where no one including officers and councillors physically attend the meeting; however, a meeting will not be held as a "wholly virtual meeting" unless legislation permits

Planning Committee

Application Address	8 Brownsea Road Poole BH13 7QP
Proposal	Remove roof, add additional storey, erect extensions and remodel the existing dwelling with associated car parking and the increase of the front boundary wall to 1.6m high and install a replacement sliding gate
Application Number	P/26/01842/FUL
Applicant	Mr & Mrs N & D Watson
Agent	Mr Darryl Howells Darryl Howells Planning Consultancy
Ward and Ward Member(s)	Canford Cliffs Cllr Gavin Wright Cllr John Challinor
Report status	Public
Meeting date	9th July 2026
Summary of Recommendation	**Grant in accordance with the details set out below**
Reason for Referral to Planning Committee	Concerns relating to neighbouring amenity, highway safety, trees and ecology.
Case Officer	Sophia Dykes
Is the Proposal EIA Development?	No

Description of Proposal

1. Remove roof, add additional storey, erect extensions and remodel the existing dwelling with associated car parking and the increase of the front boundary wall to 1.6m high and install a replacement sliding gate.

Description of Site and Surroundings

2. The site is located on the north-eastern side of Brownsea Road and is currently occupied by a detached bungalow.

3. The existing bungalow features a single storey extension/conservatory to the rear and has a basement level used as a garage. To the front of the site is an area of hardstanding utilised for parking and access.

4. The site is bounded by protected trees (TPOs) to the side and rear which contribute to the verdant character of the site and surrounding area.

5. The topography of the site slopes upward towards the rear, where the rear garden is at a higher level than the front driveway.

6. The character of the area is residential, with a varied mix in the size and design of dwellings. There is also a block of flats immediately adjacent to the site.

Relevant Planning History

7. 12 Brownsea Road APP/18/00734/F - Demolish existing dwelling and erect replacement dwelling. Approved.

Constraints

8. Tree Preservation Order (TPO) Ref: 56/1999 covers the site.

Public Sector Equalities Duty

9. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

10. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.

11. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.

12. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the "general biodiversity objective".

13. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

14. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

15. BCP Highways – no objection, subject to condition to secure access gradient.

16. BCP Trees – no objection, subject to condition to implement AMS/tree protection and ensure no excavations in tree protection zone.

17. BCP Ecology – no objection, subject to informative note that if bats are found during works that all work shall cease.

18. FCERM – no objection.

Representations

19. Site notes were erected outside the site on 15/05/26 with a date of expiry 06/06/26.

20. As of 19th June 2026, 26 comments have been received from 9 addresses, objecting to the proposal for the following reasons:

- Harm to character of the area
- Concerns relating to side access gates
- Concerns relating to highway safety
- Concerns relating to protected trees and root protection areas
- Concerns relating to land stability and geotechnical risk
- Concerns relating to drainage
- Concerns relating to ecology, and bats
- Loss of privacy and overlooking from additional storey, windows, glazing and balcony
- Amenity concerns including loss of light
- Procedural concerns relating to neighbour notification and consultation period
- Concerns relating to future subdivision
- Concerns relating to ownership/boundaries

21. The application was publicised in line with national legislation, and the correct consultation period was applied.

22. It is considered that matters relating to land stability are not proportionate to the development proposed, considering it is an existing dwelling with alterations largely over the same footprint as existing. Therefore, this is not to be considered under this application.

23. Concerns relating to ownership/boundaries are a civil matter, and the agent confirms that the correct certificates have been served.

24. Any future subdivision of the plot would require separate planning permission and therefore is not a consideration material to this application.

25. Other matters will be responded to in this report.

Key Issue(s)

26. The key issue(s) involved with this proposal are:

- Impact on character and appearance of the area
- Impact on neighbouring amenity

- Impact on protected trees
- Impact on highways and parking
- Flood risk
- Biodiversity/ Biodiversity Net Gain

27. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

28. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan (2018) and Sandbanks Neighbourhood Plan.

Poole Local Plan (Adopted 2018)

PP01 Presumption in favour of sustainable development

PP27 Design

PP33 Biodiversity and geodiversity

PP35 A safe, connected and accessible transport network

PP38 Managing Flood Risk

Sandbanks Peninsula Neighbourhood Plan (adopted 2024)

Area 3 – The inner zone

SAND1 Landscape Character

SAND3 Trees and Gardens

SAND4 Biodiversity

SAND5 Design

Local documents

BCP Parking Standards SPD (adopted January 2021)

29. National Planning Policy Framework ("NPPF" / "Framework")

Including in particular the following:

Section 2 – Achieving Sustainable Development

Section 12 - Achieving well designed places

Paragraph 11 –

"Plans and decisions should apply a presumption in favour of sustainable development.
…..
For decision-taking this means:
(c) approving development proposals that accord with an up-to-date development plan without delay; or
(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."

Planning Assessment

Impact on character and appearance of the area

30. Policy PP27 of the Poole Local Plan seeks to ensure that all new development achieves a good standard of design which for the purposes of the Plan is defined as development that functions well, fits in with and enhances an area's character within its context. In this regard, development will be expected to demonstrate how the scale, form, massing, appearance, and use of materials come together to create a cohesive development for the site but also one that integrates positively within its surroundings. In accordance with Policy PP27, proposals will therefore be permitted provided that, inter alia, the development reflects or enhances local patterns of development and neighbouring buildings in terms of layout and siting, including building line and built site coverage; height and scale; bulk and massing, including that of the roof; materials and detailing; landscaping; and visual impact.

31. Policy SAND5: Design of the Sandbanks Peninsula Neighbourhood Plan states "The design of a development should contribute positively to the character and local heritage of Sandbanks. Proposals must demonstrate that the development incorporates a high standard of design. This means that, as a minimum, a development should:

(a) respond to the height, scale and character of buildings in the surrounding area generally and of adjacent properties in particular

(b) respect established plot sizes and frontages;

(c) be in harmony with the pattern and spacing of buildings in the existing street-scape;

(d) conform to established building lines and set-back from roads and pavements;"

32. The proposal relates to alterations to the existing dwelling to include removal of the roof, add additional storey, erect extensions and remodel the existing dwelling with associated car parking and the increase of the front boundary wall to 1.6m high and install a replacement sliding gate. The proposals would be readily visible from within the street scene of Brownsea Road.

33. Brownsea Road is characterised in the Sandbanks Neighbourhood Plan as part of Area 3 - The inner zone. This area is characterised by modest plot sizes and denser housing.

34. The alterations to the roof to add an additional storey would result in the existing bungalow becoming a 1.5 storey dwelling with a basement level. Due to the topography of the site and change in levels, this would appear as 2.5 storeys from the front and south elevations.

35. The size and height of dwellings along this section of Brownsea Road are varied. To the south-east of the site is a three storey block of flats known as Woodrising, and to the north-west a three storey dwelling at 12 Brownsea Road. It is also noted that 12 Brownsea Road was increased to a three storey dwelling from a 2 storey dwelling under APP/18/00734/F. Whilst this was determined under a differing local planning policy context, it is illustrative that such changes to height and massing have been accepted in the street scene.

36. The height of the dwelling would increase by c.1.5 metres, and would continue to be set below its immediate neighbours at 12 Brownsea Road and Woodrising. It is therefore considered that the

proposed increase in height would respect the character and appearance of the area and is acceptable in this context.

37. Through the increase in height, the proposal would add significant massing to the dwelling to create an additional storey at roof level. Whilst it is accepted that the increase in massing is significant, it is considered that this is proportionate to the existing dwelling, with the chalet and roof design reducing the bulk so that the dwelling does not appear as a full two-storey building. The massing/bulk of the dwelling would continue to be notably less than its two immediately adjacent neighbours at 12 Brownsea Road and Woodrising. As such, it is considered that the bulk/mass of the proposal is proportionate to the existing dwelling and reflects the character of the area.

38. A single storey rear extension of 3 metres in depth is proposed which would replace the existing conservatory. This is considered acceptable given its minor scale and single storey nature. The increase in the basement/garage level is also considered acceptable. The footprint of the existing dwelling would only minorly increase through the proposal due to these alterations.

39. The proposals would materially change the visual appearance of the dwelling through its remodelling and use of modern materials. Considering the wider variety of designs, styles and materials seen throughout the street scene, the proposed design is considered acceptable and would respect the established and varied character of the area.

40. A new 1.6m front boundary wall and sliding gate is proposed. The increase in boundary height is considered acceptable, considering boundary walls of this height and higher are seen throughout the street scene of Brownsea Road. The proposed gate would replace the existing one of a similar scale, and therefore is considered appropriate in this context.

41. Concerns have been raised that the proposal would result in overdevelopment and an erosion of the spacious, landscaped and low-density character of Brownsea Road and the wider Sandbanks area. Objections also relate to the introduction of the new access arrangements and boundary treatments which are considered by objectors to appear more urbanised and less reflective of the prevailing open character of the street.

42. These matters are material considerations and have been carefully assessed. The site is located within an established residential area characterised by a variety of dwelling designs, boundary treatments and access arrangements. Whilst spaciousness and soft landscaping are key characteristics of the area, there is no uniform approach to boundary enclosures or frontage treatments, with a mix of walls, railings, gates and planting evident along the street scene.

43. The proposed development, including the altered boundary treatments, would be read in the context of this varied street scene. The scale, layout and level of development proposed are not considered to amount to overdevelopment or to represent an incongruous form of intensification.

44. Overall, it is considered that the proposal would preserve the character and appearance of the area and would not result in unacceptable harm to the street scene or local distinctiveness, in accordance with relevant design policies

45. Due to the above assessment, it is considered that the proposed design is acceptable in the context and respects the character and appearance of the area. The proposal therefore complies with policy PP27 of the Poole Local Plan and SAND5 of the Sandbanks Peninsula Neighbourhood Plan.

<u>Impact on Neighbouring Amenity</u>

46. Policy PP27 of the Poole Local Plan states that development will be permitted where it is compatible with surrounding uses and would not result in a harmful impact on amenity for local residents and future occupiers in terms of sunlight, daylight, privacy, noise and whether it would be overbearing/oppressive; and provides satisfactory external and internal amenity space for existing and future occupants. This is also reflected by Policy SAND5 of the Sandbanks Neighbourhood Plan.

47. The NPPF states that planning decisions should provide attractive, welcoming and distinctive places to live and visit; create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users (para.135).

48. In terms of privacy, the proposal would introduce several new windows, as well as a balcony on the front and rear elevations. In relation to the front elevation, the new windows in the roof would have views over the public realm and therefore would not give rise to privacy concerns. The front balcony would wrap around to the south elevation with views towards the neighbouring Woodrising, however, given the positioning of the dwelling, any views would be over the front garden space of Woodrising and would be largely obscured by trees and therefore would not give rise to privacy concerns. Furthermore the balcony is proposed to be obscure glazed which is secured by condition, further reducing any perceived overlooking concerns.

49. On the south elevation, new windows are proposed facing towards Woodrising including a Juliet balcony. As per the justification above, due to the positioning of the application dwelling which is in front of the block of flats, any views would be over the front garden area of Woodrising and therefore would not give rise to any privacy concerns.

50. On the rear/east elevation, significant new glazing is proposed as well as a balcony. Views would be towards the rear of the site and the neighbouring property at 76 Banks Road, with some obscure views towards 10 Brownsea Road. The existing separation distance between the rear of the existing dwelling and 76 Banks Road is c. 17.7 metres which will reduce to c. 14.5 metres through the proposals. In respect of the relationship with No. 76 Banks Road to the rear, the principal ground floor habitable accommodation would not result in harmful overlooking or loss of privacy. The existing boundary treatment and established landscaping provide effective screening between the properties and would continue to do so given the trees are protected under TPOs. At first floor level, and in particular from the proposed master bedroom, there may be some limited views towards the neighbouring property. However, the relationship would primarily be between secondary/private bedroom spaces, rather than involving primary living areas or principal amenity space. On this basis, the degree of intervisibility is not considered to be materially harmful and would be typical of relationships found within a residential context of this nature. It is not considered that there would be any harmful overlooking towards 10 Brownsea Road given the existing screening and separation distances. Concerns have been raised regarding the proposed rear balcony and the potential for overlooking towards No. 12 Brownsea Road. The balcony on the rear elevation is designed to be recessed and is enclosed on both sides by the surrounding roof form. This arrangement naturally directs views towards the application property's own rear garden, rather than laterally towards neighbouring gardens, including No. 12. Furthermore, it is noted that no.12 has a rear balcony which has direct views into the applications sites rear garden, and therefore there is a degree of mutual overlooking which is acceptable in this context.

51. On the north elevation, a new high-level window and roof lights are proposed. Views would be towards the neighbouring 12 Brownsea Road, which is separated by a private drive leading to 10 Brownsea Road. The windows on the side elevation of 12 Brownsea Road facing the application site are obscure glazed and therefore the proposal would not harm privacy or create overlooking.

52. Objections have been received in respect of potential overlooking and loss of privacy arising from the proposed additional storey, windows, and balcony. These impacts have been carefully assessed. While it is acknowledged that there may be some increased intervisibility, the relationship between the application site and neighbouring properties, including separation distances, is such that the proposals would not give rise to unacceptable harm. The design, siting and orientation of the development are considered typical of a residential environment, and any overlooking would not be materially greater than that normally expected in such contexts. Accordingly, the proposal is not considered to result in a significant or demonstrable loss of privacy or amenity to neighbouring occupiers.

53. In relation to daylight and sunlight impacts, the proposed development is not considered to result in a material reduction in natural light to the neighbouring property at No. 76 Banks Road. The ridge height would increase by approximately 1.3 metres above the existing level; however, during the mid-afternoon period, when sunlight reaches the rear relationship between the properties, the sun

would remain at a sufficient elevation to continue to provide direct light to No. 76. The proposal would also not result in an unacceptable loss of light to no. 12 Brownsea Road, whilst the massing and height of the dwelling will increase, this will continue to be set below this neighbour, and any shading will be confined to the morning hours and as such does not amount to harm to warrant refusal of the scheme.

54. The proposal would not appear overbearing to any neighbour, whilst the bulk/massing/height is increasing, the property will continue to be largely over the same existing footprint, and would not be any higher than its immediate neighbours at 12 Brownsea Road and Woodrising. Separation distances are sufficient for this context and therefore the proposals would not appear overbearing.

55. The proposals would not harm the outlook of any neighbour.

56. Due to the assessment above, the proposals comply with Policy PP27 of the Poole Local Plan and SAND5 of the Sandbanks Peninsula Neighbourhood Plan in terms of protecting neighbouring amenity.

Impact on Highways and Parking

57. Policy PP35 of the Poole Local Plan gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. Among other aspects, they seek to ensure a satisfactory means of access and provision for parking in accordance with adopted standards.

58. Through the proposals parking would continue to be provided in line with the BCP Parking Standards.

59. The proposal introduces a new boundary/access, this has been deemed acceptable by BCP Highways subject to condition to limit the access gradient.

60. Objections have been raised in respect of highway safety, particularly concerning the proposed side/rear access in proximity to the driveway serving No. 10 Brownsea Road. Concerns relate to the constrained width of the driveway, absence of passing space or turning provision, and the potential for restricted visibility and manoeuvrability associated with the proposed gates.

61. These matters are material considerations and have been carefully assessed. The proposed gates would provide secondary, incidental access within the curtilage of a single dwelling and are not intended to serve as a primary vehicular access. It should also be noted that there is an existing gate in this location, which is to be widened under the proposal. As such, their use is expected to be limited in frequency and intensity.

62. While it is acknowledged that the adjoining driveway is relatively narrow and constrained in character, the proposal does not introduce a new principal access onto the highway, nor does it materially alter the established access arrangements serving neighbouring properties.

63. In respect of visibility and manoeuvring, the Local Planning Authority is satisfied that the level of risk arising from the proposal would not be materially greater than the existing situation, where vehicle movements along the driveway already require a degree of caution and low-speed manoeuvring. The scale and nature of the proposal are therefore not considered to give rise to a severe or unacceptable impact on highway safety.

64. Due to the above, the proposals would not give rise to highway harm and complies with policy PP35 of the Poole Local Plan.

Trees

65. Policy PP27 of the Poole Local Plan seeks to ensure that proposed residential extensions and alterations respond to natural features on the site and do not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and appearance

of the area. Any scheme that requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss.

66. Protected trees are present on the application site and in the neighbouring and nearby residential properties. The application is supported by an Arboricultural Impact Assessment, Method Statement and tree protection plan.

67. The application has been assessed by BCP's tree officers who raises no objection, subject to conditions to enforce the AMS and ensure no excavations in tree protection zone.

68. Concerns have been raised regarding the potential impact of the proposed works on protected trees, including effects on Root Protection Areas (RPAs), and the adequacy of the submitted arboricultural information. Objections also highlight uncertainty in relation to future use of the side access and the potential for construction activity, excavation, and vehicular movements to adversely affect tree health and stability.

69. The application is supported by arboricultural information which identifies the trees on and adjacent to the site and sets out measures for their protection during construction. Subject to appropriate safeguards, including tree protection fencing and adherence to an agreed Arboricultural Method Statement, it is considered that the retained trees can be adequately protected.

70. While objectors note elements of uncertainty within the submitted information, the proposal can be controlled through the use of planning conditions. This approach is standard practice and ensures that potential impacts on RPAs are appropriately managed throughout the construction process.

71. In respect of concerns regarding potential future use of the access and associated impacts on trees, these are speculative and do not form part of the current proposal. Any works that may affect protected trees, including within RPAs, would require separate consent where applicable.

72. Overall, subject to the imposition of conditions, the proposal is not considered to result in unacceptable harm to protected trees, their contribution to visual amenity, or biodiversity in compliance with PP27 of the Poole Local Plan and SAND3 of the Sandbanks Peninsula Neighbourhood Plan.

<u>Impact on Flood Risk/Drainage</u>

73. The site is at risk of future flooding. The application is accompanied by a Flood Risk Assessment (FRA) which is proportionate to the development proposed as required by PP38 of the Poole Local Plan

74. The submitted Flood Risk Assessment confirms that the site lies within Flood Zone 1, albeit within an area identified as having potential future flood susceptibility. The proposal relates to the extension and alteration of an existing dwelling, with no increase in the number of residential units, and therefore does not increase flood risk vulnerability. The existing basement is to be retained but will not be used for habitable accommodation, and finished floor levels will remain unchanged. Safe access and egress can be achieved to land within Flood Zone 1. The development incorporates flood resilience measures, including the use of water-resistant materials and the raising of electrical services above predicted flood levels. It is therefore considered that the proposals would not increase flood risk on site or elsewhere and would provide an appropriate level of mitigation in accordance with national policy.

75. Concerns have been raised that the application does not demonstrate a clear or deliverable surface water drainage strategy, particularly given that soakaway locations are not specified and the site is subject to constraints including retained trees, RPAs, limited space and sandy ground conditions.

76. These matters are acknowledged and are material considerations. However, the proposal relates to a householder development within an established residential curtilage where an existing drainage regime is already in place. The scale and nature of the development are not such that they would be expected to generate a significant increase in surface water runoff beyond that typically associated with a single dwelling.

77. While objectors raise concerns regarding site constraints and feasibility, there is no substantive evidence to indicate that an appropriate drainage solution could not be achieved within the site. The siting and design of the development do not preclude the provision of suitable surface water management, taking into account ground conditions and the presence of retained trees.

78. Accordingly, the proposal is not considered to give rise to unacceptable impacts in terms of flooding, drainage, or surface water management.

79. The proposal therefore complies with Policy PP38 of the Poole Local Plan.

Biodiversity/ Biodiversity Net Gain (BNG)

80. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy PP33 (biodiversity and geodiversity) sets out policy requirements for the protection and where possible, a net gain in biodiversity. Similarly SAND4 of the Sandbanks Neighbourhood Plan encourages biodiversity enhancements.

81. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 being "an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse"

82. A Preliminary Roost Appraisal (PRA) has been submitted in support of the application, which concludes that the development can proceed without harmful ecological impacts. The works are confined principally to the footprint and envelope of the existing dwelling. The PRA has been reviewed by BCP's ecologist who raises no objection, subject to an informative that requires works to cease if bats are found during construction.

83. Concerns have been raised regarding the potential ecological impacts of the proposal, including possible effects on bats and other protected species, the ecological value of retained trees, and the risk of disturbance, habitat loss and lighting impacts.

84. These matters are material considerations and have been assessed. The proposal relates to development within an established residential curtilage and does not involve the removal of buildings or features identified as having a high likelihood of supporting protected species. Nevertheless, the Local Planning Authority has regard to its duties under relevant legislation and policy in respect of biodiversity and protected species.

85. In the absence of definitive evidence to the contrary, and considering the minor nature of the scheme as a householder application, it is not considered that the proposal would give rise to significant harm to protected species.

86. The contribution of mature trees and boundary planting to biodiversity is recognised, and their retention and protection are addressed separately within the arboricultural assessment. Subject to the imposition of appropriate conditions, the proposal is therefore not considered to result in unacceptable harm to biodiversity, protected species, or the wider ecological network.

87. The proposals therefore complies with Policy PP33 of the Poole Local Plan and SAND4 of the Sandbanks Peninsula Neighbourhood Plan.

Conclusion

88. The proposals are acceptable and comply with the relevant policies of the Poole Local Plan and Sandbanks Peninsula Neighbourhood Plan.

Recommendation

89. **Grant** subject to the following conditions (as listed under 'Conditions') with power delegated to the Head of Planning (Operations) (including any officer exercising their powers if absent and/or the post is vacant and any other officer nominated by them for such a purpose) to alter and/or add to any such conditions provided any alteration/addition in the opinion of the Head of Planning (or other relevant nominated officer) does not go to the core of the decision.

Conditions

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

   Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall only be carried out in accordance with the following approved plans and documents:

   PL 04 Proposed Elevations
   PL 02 Proposed Floor Plans & Street Scene
   PL 01 B Existing Floor Plan, Site Plan & Location Plan
   PL 02 Walling plan
   PL 05 A Side Gate
   PL 06 Site Section
   Arboricultural Impact Assessment Reference number 755/AIA/1
   Tree Protection Plan reference number RNapc/755/TPP/1
   Preliminary Roost Assessment ref. PRA.V1.8.BR.P
   Flood Risk Assessment received 18/06/26

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted shall only be constructed of materials the details of which are set out on the application form and in approved plan reference PL04.

   Reason: To safeguard the visual amenities of the locality.

4. No part of the development hereby permitted shall be carried out other than in accordance with the details contained in the approved Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement.

   Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction.

5. No trenches, pipe runs or excavation for services or drainage shall be sited within the tree protection zone in accordance with BS5837:2012 of any existing tree or group of trees to be retained on the site or on adjoining land, and no ground levels shall be altered within this same radius.

   Reason -To avoid any undue damage to trees to be retained on the site.

6. No part of the development hereby permitted shall be used unless the initial 5 metres of the vehicle access have first been laid out and constructed to a gradient not exceeding 1 in 12 in accordance with the details set out in approved plan PL01.

   Reason: In order to provide a safe and useable access.

7. No part of the development hereby permitted shall be used unless the balcony glazing on the front and rear elevations as shown on approved plan PL04 have first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any

replacement standard). Every obscured glazed balcony shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

Reason: To preserve the amenity and privacy of the adjoining property.

8. Notwithstanding any provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order with or without modification at no time shall the flat roof area of the single storey rear extension hereby permitted be used as a balcony, roof garden or similar amenity area.

   Reason: To protect the amenity and privacy of adjoining residential properties.

9. Notwithstanding the approved plans, the basement shall not be used as habitable accommodation (including bedrooms, living rooms, kitchens or similar) and shall only be used for purposes incidental to the enjoyment of the dwellinghouse.

   Reason: To ensure that the development provides an acceptable standard of accommodation and to safeguard residential amenity, in accordance with PP27.

Background Documents:

P/26/01842/FUL

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.
This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

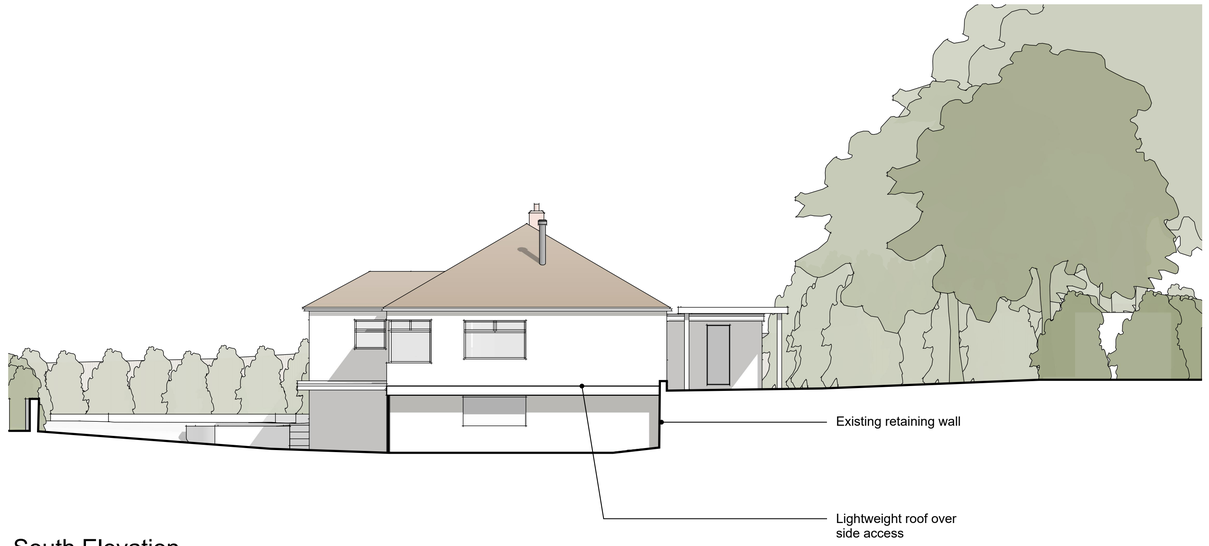
Case Officer Report Completed:
Officer: Sophia Dykes
Date: 19/06/2026

Agreed by: Katie Herrington
Date: 29/06/2026
Comment:

EXISTING ELEVATIONS

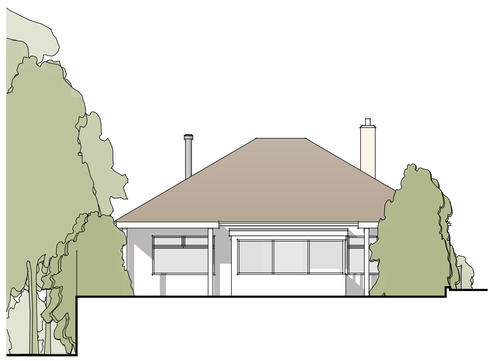
West Elevation

1:100



South Elevation

1:100



East Elevation

1:100

North Elevation

1:100

PLANNING

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DESIGNERS RISK ASSESSMENT:
HEALTH AND SAFETY
THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007

Building Products and Construction Execution Hazards

Common/everyday hazards associated with Building Products and Construction processes are not listed below and will be assumed to be controlled by the **Principal Contractor** following good safety, management and site practice procedures.

The proposed works are designed on a well established method of construction, which can be carried out by a competent contractor. However, should the contractor find any area of concern he must inform the designer immediately in order that appropriate action can be taken.

THESE DRAWINGS ARE PRELIMINARY ONLY AND THE INTENDED DETAILS ARE NOT COMPLETE! THESE ARE NOT FOR CONSTRUCTION PURPOSES

1:100 0m 4
1:10 0mm 400
1:50 0m 1 2
1:200 0m 4 8
1:500 0m 10 20
1:1250 0m 10 20 30 40 50

Project: 8 Brownsea Road
Sandbanks
Poole

Client: Mr & Mrs Watson

Drawing Title: Plans and Elevations

Job No: 250528
Drawn: DW
Date: 01.04.2026
Scale: As Indicated @ A1

Drawing No: PL 03

Rev:

DMW
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41c East Street, Wimborne BH21 1DX
01202 884024 www.dmwa.co.uk

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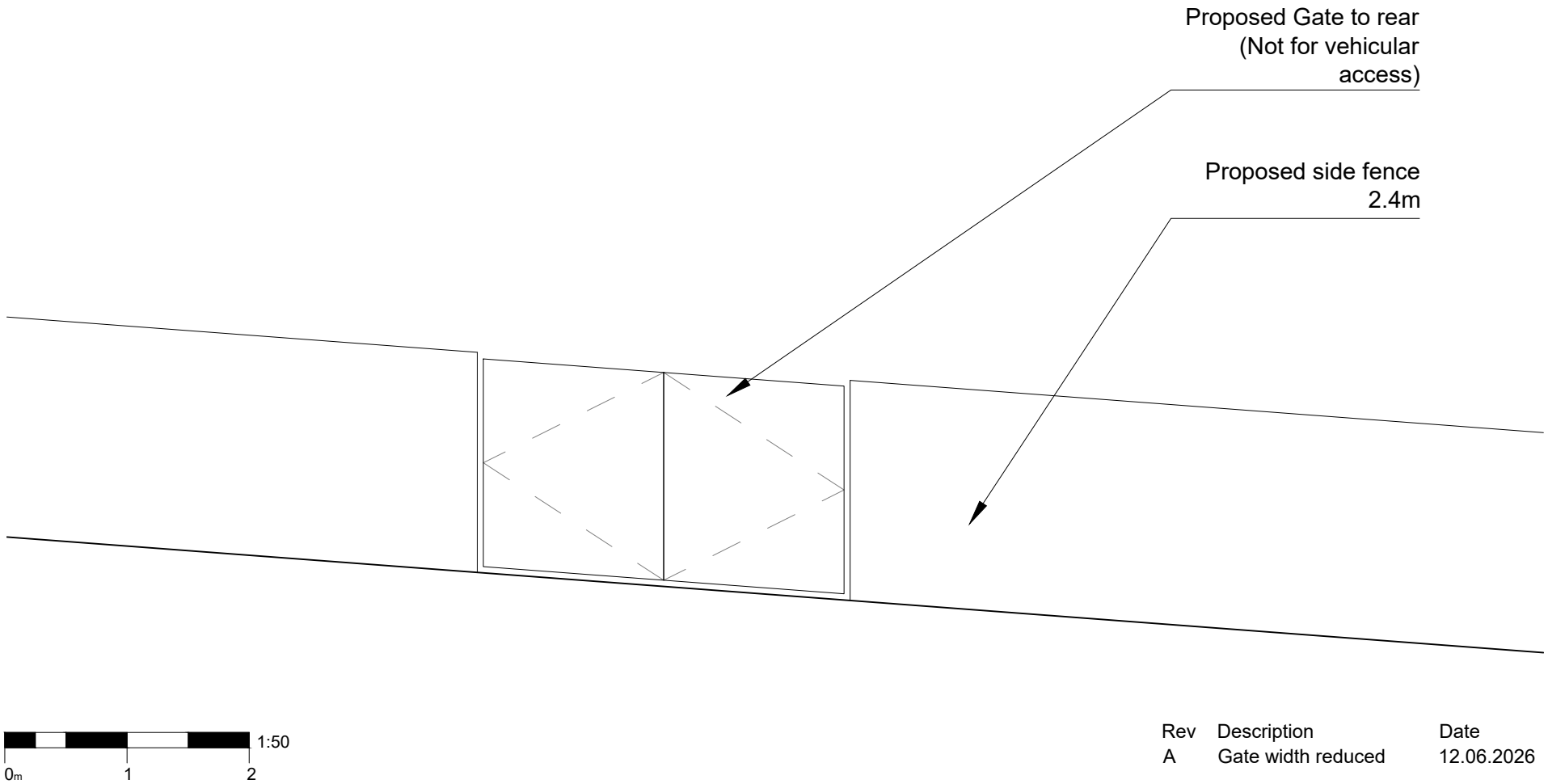

Rev	Description	Date
A	Gate width reduced	12.06.2026

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Please see structural engineers specification prior to any construction works

PROJECT: 8 Brownsea Avenue
TITLE: Side Gate
DRAWING NO: PL05_REV A

STATUS: PLANNING
SCALE: 1:50 @ A4
DATE: 12.06.26

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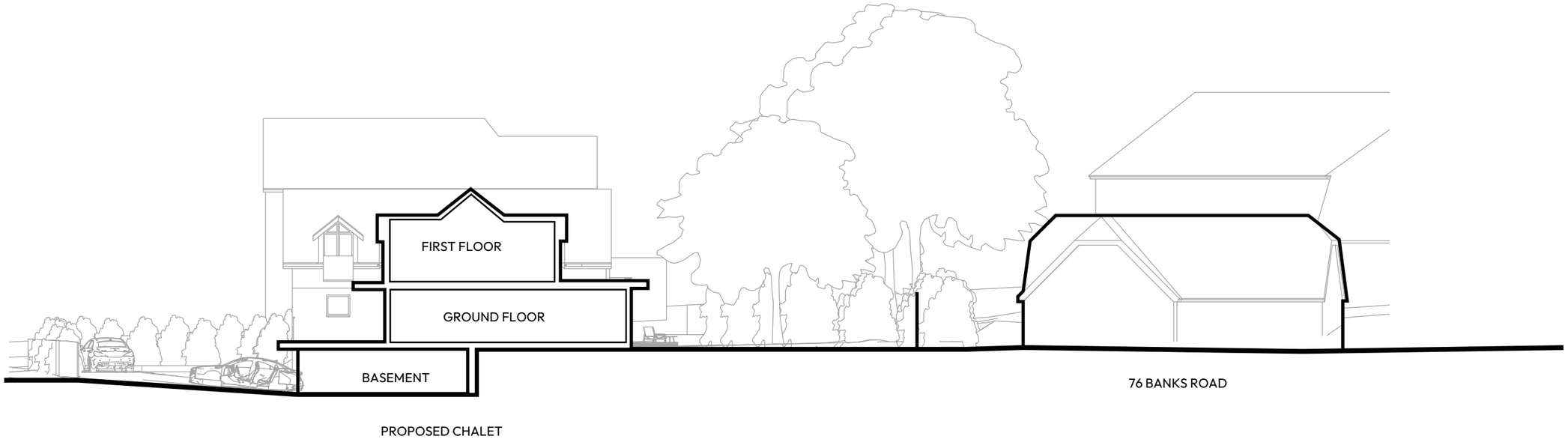

SITE SECTION

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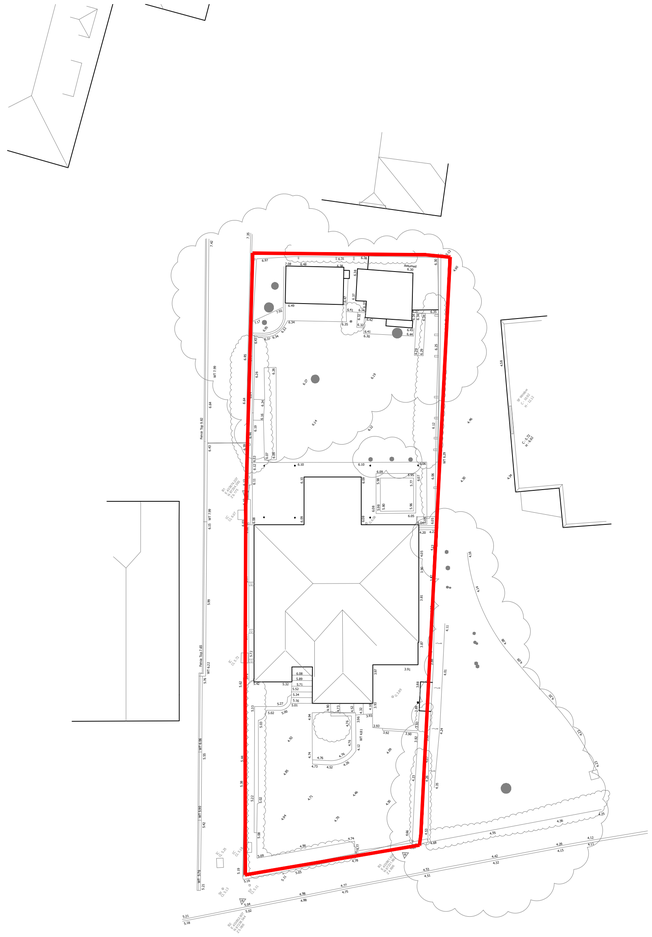
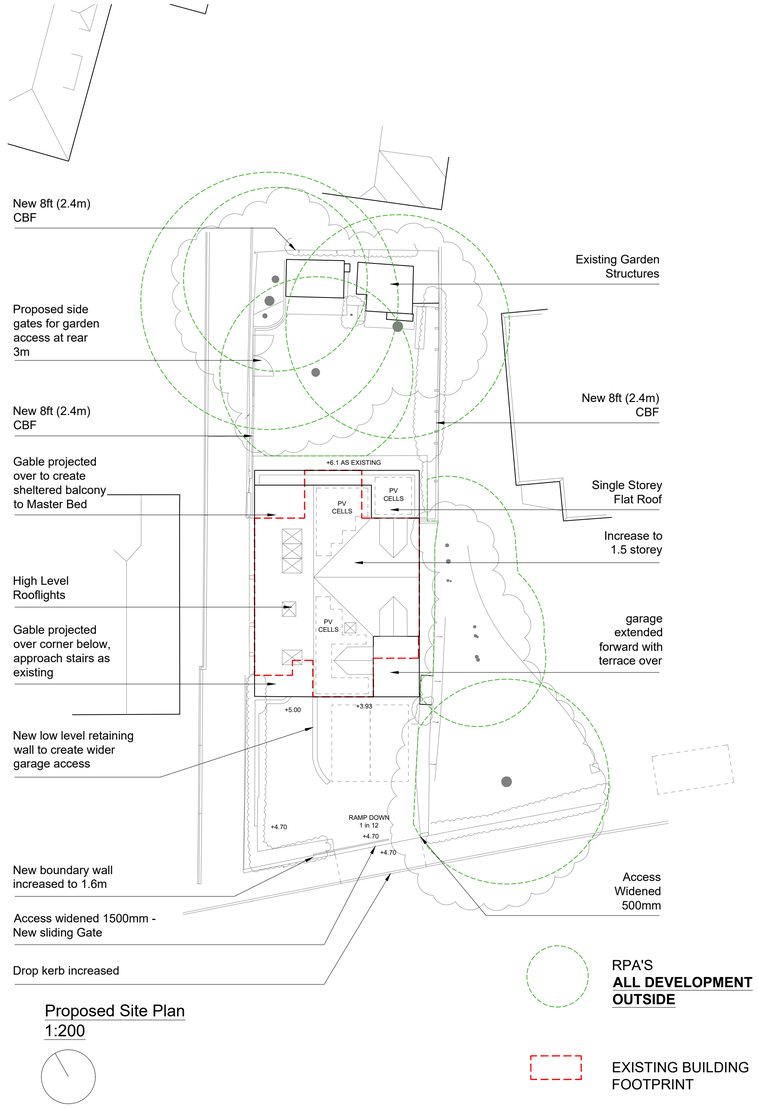
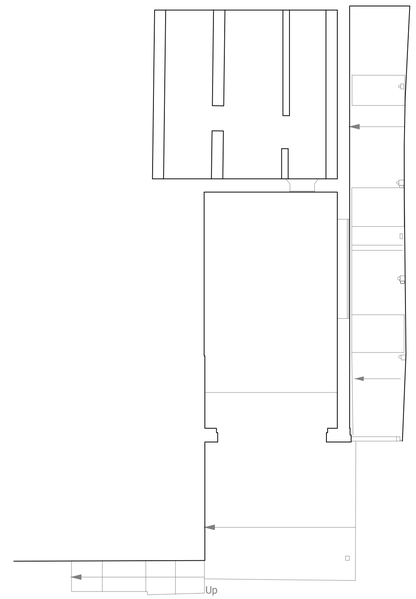


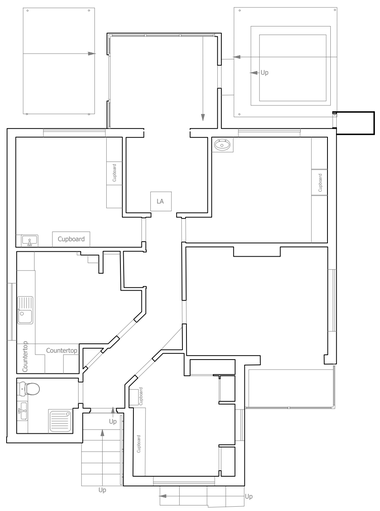
Existing Site Plan
1:200



Proposed Site Plan
1:200



Existing Basement / Garage Plan
1:100



Existing Ground Floor Plan
1:100

FINISHED FLOOR LEVELS

EXISTING BASEMENT/GARAGE FFL + 3.94
PROPOSED - AS EXISTING

EXISTING GROUND FLOOR FFL + 6.21
PROPOSED - AS EXISTING

Location Plan
1:1250

P L A N N I N G

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DESIGNERS RISK ASSESSMENT:
HEALTH AND SAFETY
THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015
Building Products and Construction Execution Hazards

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NOTE: FOR DETAILED TREE INFORMATION PLEASE SEE ARBORICULTURAL REPORT

Rev	Description	Date
A	Highways amendment	27.05.2026
B	Gate width reduced FFL added	12.06.2026

1:10 — 0mm 400
1:50 — 0m 1 2
1:100 — 0m 1 2 3 4
1:200 — 0m 2 4 6 8
1:500 — 0m 5 10 15 20
1:1250 — 0m 10 20 30 40 50

Project:	8 Brownsea Road Sandbanks Poole
Client:	Mr & Mrs Watson
Drawing Title:	Location, Existing and Proposed Site Plans
Job No:	250528
Drawn:	DW
Date:	12.06.2026
Scale:	as indicated @ A1
Drawing No:	PL01
Rev:	B

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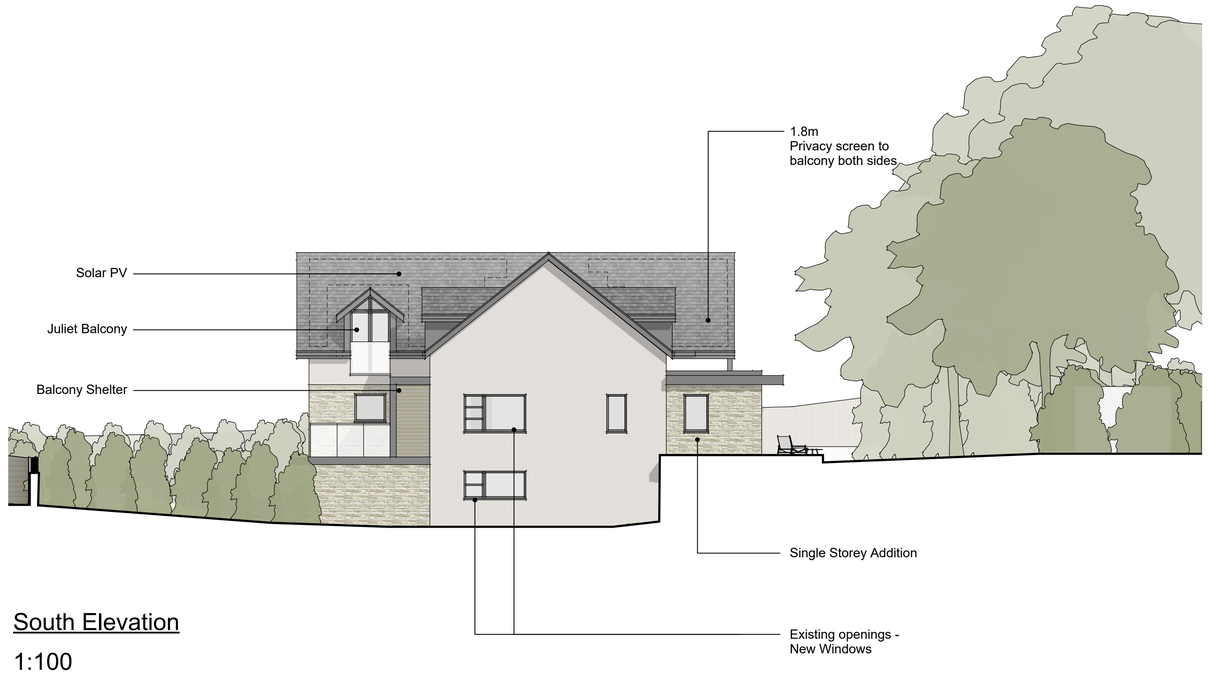
PROPOSED ELEVATIONS

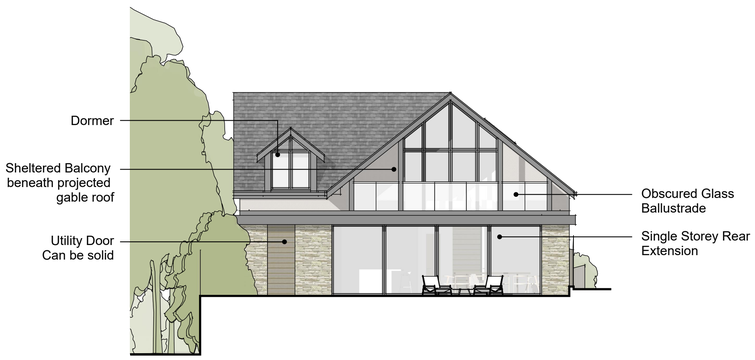
West Elevation

1:100



South Elevation

1:100



East Elevation

1:100

North Elevation

1:100

Wall / Gate Elevation

1:100

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1:200 0m 4 8
1:500 0m 10 20
1:1250 0m 10 20 30 40 50

Project: 8 Brownsea Road Sandbanks Poole

Client: Mr & Mrs Watson

Drawing Title: Plans and Elevations

Job No: 250528
Drawn: DW
Date: 01.04.2026
Scale: As Indicated @ A1

Drawing No: PL 04

Rev:

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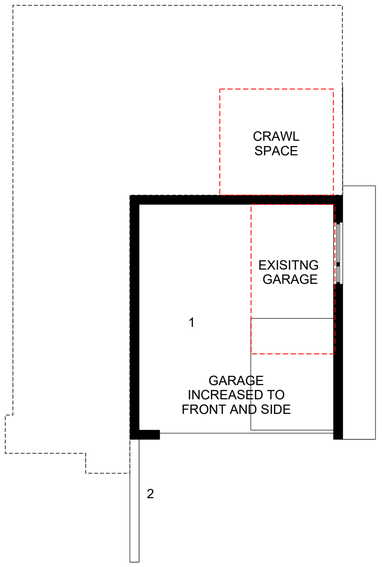
PROPOSED FLOOR PLANS



1. Garage widened from existingExisting side access with steps added to complete access to garden
2. New retaining wall position to enable wider garage access

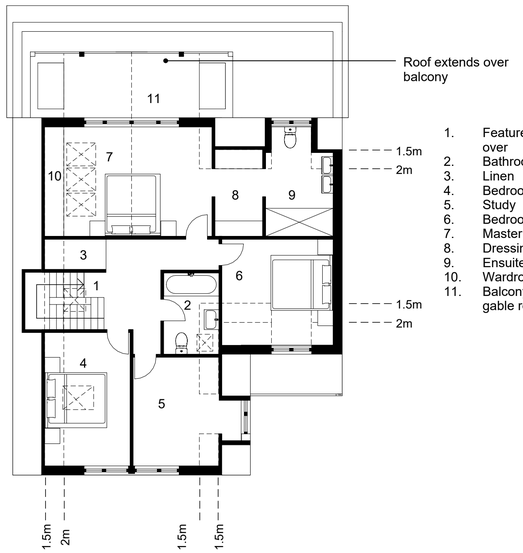
Basement/Garage Plan

1:100

1. Stair in existing location
2. Entrance in existing location
3. Bathroom in location of existing wc but larger
4. Bedroom in location of existing room
5. Living Room in existing location
6. Sheltered Balcony
7. Privacy Screen
8. Lockable Store
9. Coats
10. Living Space
11. Dining
12. Kitchen
13. Utility
14. Shower Room
15. Terrace
16. Sliding Doors
17. Extended Eaves Over

Ground Floor Plan

1:100



1. Feature Stair with rooflight over
2. Bathroom
3. Linen
4. Bedroom
5. Study
6. Bedroom
7. Master Suite, vaulted over
8. Dressing
9. Ensuite
10. Wardrobe
11. Balcony sheltered with gable roof projected over

First Floor Plan

1:100

Street Elevation - Existing

1:200

Street Elevation - Proposed

1:200

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1:200 0m 4 8
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1:1250 0m 10 20 30 40 50

Project: 8 Brownsea Road Sandbanks Poole

Client: Mr & Mrs Watson

Drawing Title: Plans and Elevations

Job No: 250528
Drawn: DW
Date: 01.04.2026
Scale: As Indicated @ A1

Drawing No: PL 02

Rev:

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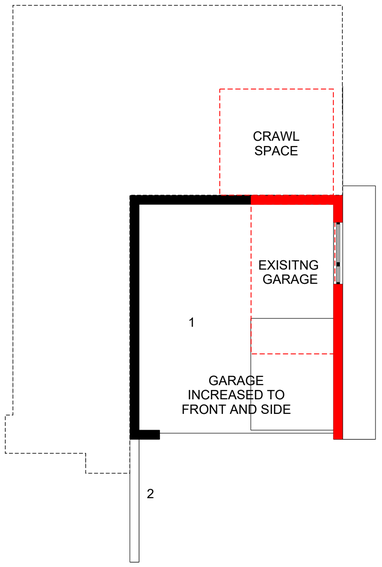
PROPOSED FLOOR PLANS



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9. Coats
10. Living Space
11. Dining
12. Kitchen
13. Utility
14. Shower Room
15. Terrace
16. Sliding Doors
17. Extended Eaves Over

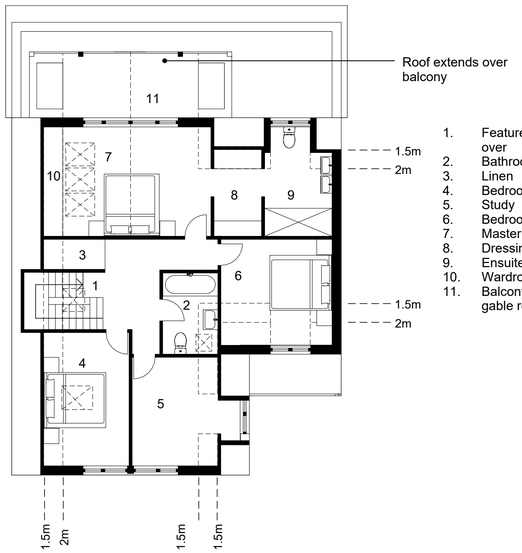
Ground Floor Plan

1:100

Existing walls retained

Existing walls removed

New Walls



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4. Bedroom
5. Study
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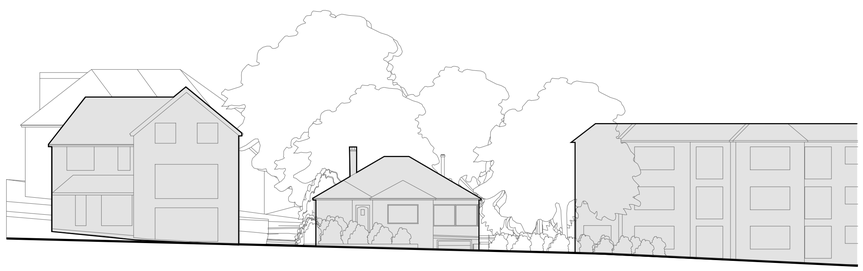
First Floor Plan

1:100



Street Elevation - Existing

1:200

Street Elevation - Proposed

1:200

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Project: 8 Brownsea Road Sandbanks Poole

Client: Mr & Mrs Watson

Drawing Title: Plans and Elevations

Job No: 250528
Drawn: DW
Date: 28.04.2026
Scale: As Indicated @ A1

Drawing No: PL 02

Rev:

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Planning Committee

Application Address	Phase 1 Land North of Bearwood, Magna Road & Knighton Lane Poole BH11 9NB
Proposal	Variation of condition 1 (Approved Plans) of planning permission APP/22/00092/R (Reserved Matters application following approval of Hybrid Planning Application APP/19/00237/P for the southern phase of the development shown on Site Location Plan LP01 and comprising of: 269 houses, retail units, office units and a Community Hub Building) to amend wording to facilitate changes including alterations to the Community Building and Hub to remove reference to badminton court, roof pitch to be reduced in height, internal changes removal of the stairs and mezzanine floor, reduced number of WCs, reduced size of stores and internal lobby, increase the size of the outdoor space and areas of soft landscaping, additional trees have been added in the central car parking area, the retail unit beneath the apartments a bin storage and plant storage building has been provided, two visitor spaces within the northern layby have been replaced with a loading bay for deliveries with footpath access to the retail unit.
Application Number	P/26/00600/CONDR
Applicant	Ms Sarah Hockin
Agent	Ms Sarah Hockin Taylor Wimpey (Southern Counties)
Ward and Ward Member(s)	Bearwood and Merley Councillor Richard Burton Councillor David Brown Councillor Marcus Andrews
Report status	Public
Meeting date	9 July 2026
Summary of Recommendation	**Grant subject to conditions and in accordance with the details set out below**
Reason for Referral to Planning Committee	Councillor David Brown called the application in due to concerns raised regarding non-compliance with:

	• POLICY PP10 (Strategic Urban Extensions) of the Poole Local Plan (2018). • POLICY PP26 (Sports, Recreation and Community Facilities). • POLICY PP39 (Delivering Poole's Infrastructure). • The section 106 agreement for this planning consent. • Concerns that there has been insufficient attempt to assess the market appetite for the original proposal. • Concerns that the proposed alterations to the layout and structure could preclude certain sports and recreational activities and not fulfil the extent of the previously agreed provision of the Community
Case Officer	Frances Summers MRTPI
Is the Proposal EIA Development?	No

Description of Proposal

1. The proposal is to remove reference to Badminton pitch from the floor plans of the community hub building, reduce the height, increase the external space available to the hub whilst decreasing the internal space, increase soft landscaping, increase the bin store for the retail units and provide a loading bay in replace of two visitor spaces within the northern layby for the retail unit and a footpath from this to the retail unit.

2. In September 2021, a hybrid application APP/19/00327/P was approved for (amongst other things) a minimum 360sqm community hall to be part of a community hub comprising uses A1, A2, A3, B1, D1 and D2. These use classes have been replaced with Use Class E and F2.

3. The subsequent reserved matters application APP/22/00092/R was approved in November 2022 and the applicant wishes to vary condition 1. Condition 1 includes the approved plans which show the floor plans and elevations of a community hub building.

4. The design of the building included a high roof which was to accommodate badminton uses, but applicant has found limited market appetite for a building with a Badminton pitch as this is seen to be too specific and restrictive for occupiers.

5. As a consequence, the height of the roof is not needed so can be reduced, as can the size of the building itself to accommodate larger external space to the north and south of the building and create a fenced off area for use by the community hall. There are also minor internal changes such as a removed mezzanine floor, reduced number of WC's, removal of stairs, reduced internal lobby, and increased landscaping around the building. Some car parking spaces are to be replaced by soft landscaping and additional trees are also proposed.

6. Another change proposed includes moving the bin storage and plant storage to the west of the retail unit. And to provide a loading bay in replace of two visitor spaces within the northern layby for the retail unit and a footpath from this to the retail unit.

Site description

7. The application site (hereon referred to as the "Site") is located in the southeast of the wider UE2 site allocation. To the south, the Site is adjacent to the rear gardens of existing houses fronting onto Magna Road.

8. The Site is located within an area of allocated housing land – upon the adoption of the Poole Local Plan (PLP) in 2018, the area of land (which contains the Site as part of a larger parcel) of the South East Dorset Green Belt was removed from the Green Belt. The wider parcel of land is allocated as Urban Extension 2 (UE2) and is one of two Strategic Urban Extensions (SUE) identified in the Poole Local Plan which together are allocated to provide a minimum of 1,300 homes which is a significant contribution towards the Council's housing delivery strategy.

9. There are two lines of overhead power lines crossing the site. There are pylons supporting those lines on the Site. There are two nearby grade II listed buildings (Granary north of Knighton House and Nos. 44 & 45 Knighton Lane) and two locally listed buildings (Knighton Farm Barns (group) and 43 Knighton Lane) in the vicinity of the Site.

Relevant planning applications and appeals:

10. APP/19/00237/P – outline planning permission granted on 7 September 2021 for a hybrid planning application with full permission for the demolition of No. 94 Magna Road, construction of primary access roads, formation of multifunctional open spaces, reprofiling to allow for construction of primary surface and foul water infrastructure, installation of mains services and formation of development platform; (Revised access designs, road plans, infrastructure details and supporting documents received 07, 18 & 27 May 2020) in support of: Outline permission

for the phased development of up to 695 new homes, a community hub comprising retail uses (A1/A2/A3), flexible workspace (B1), community uses (D1/D2) and a 60 bed care home (Revised supporting documents, design code, transport assessment received 07, 18 & 27 May 2020) .

11. APP/22/00092/R – Approved on 4 November 2022 for reserved matters application following approval of Hybrid Planning Application APP/19/00237/P for the southern phase of the development shown on Site Location Plan LP01 and comprising of: 269 houses, retail units, office units and a Community Hub Building.

Constraints

- Higher potential ecological network
- Existing ecological network
- Archaeological interest
- Surface water flooding
- TPO 44

Public Sector Equalities Duty

12. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Relevant statutory duties

<u>Biodiversity</u>

13. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving and enhancing biodiversity.

<u>SSSI</u>

14. In accordance with sections 28G of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application so far as it is

likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.

Consultations

- BCP Communities – no objection
- Archaeology – no comment
- Wessex water – no comment
- National Highways – no objection
- Highways - no objection
- Waste – no comments
- Ecology – no comment
- EHO – no comment
- Trees – no objection
- BCP Leisure – objection due to loss of Badminton pitch

Representations

15. A site notice was posted outside the site on 30 March 2026 with an expiry date of 20 April 2026.

16. 3 letters of representation were received raising the following points:

- Reduction in floor space would not be proportionate for a 695 home settlement;
- Removal of badminton court and reduction in hub would be in breach of section 106 agreement;
- Conflict with PP26 as it reduces indoor sports provision;
- Conflict with PP29 as a community hub was identified as necessary infrastructure to make the scheme acceptable and thereby reducing its scale and specification would be in conflict with the policy;
- Indoor sports facilities such as badminton courts play a role in active lifestyles. Removal of this with limited access to other indoor sports venues nearby will have a measurable negative impact on the wellbeing of future residents;

- Changed shape of the hall means it cannot be used for sports;
- Non-traditional community hall interior;
- Applicant has not approached community organisations to own the building and its use; and
- No consultation with Cllrs or Communities and Recreation team

Key Issue(s)

17. The key issue(s) involved with this proposal are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on the neighbouring and residential amenity
- Impact on parking and highway safety
- Impact on trees
- Sustainability considerations
- Biodiversity considerations
- Waste collection considerations
- SAMM/CIL compliance

18. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

19. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the…

<u>Poole Local Plan 2018</u>

- PP01 Presumption in favour of sustainable development (Poole local plan - adopted Nov 2018)
- PP10 Strategic urban extensions (Poole local plan - adopted Nov 2018)
- PP26 Sports, recreation and community facilities (Poole local plan - adopted Nov 2018)
- PP27 Design (Poole local plan - adopted Nov 2018)
- PP37 Sustainability

National Planning Policy Framework ("NPPF" / "Framework")

- Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

"Plans and decisions should apply a presumption in favour of sustainable development.

…..

For decision-taking this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."

Planning Assessment

Principle of development

Compliance with previous approvals

20. APP/19/00327/P was approved for (amongst other things) a minimum 360sqm community hall to be part of a community hub comprising uses A1, A2, A3 and B1, D1 and D2.

21. The subsequent reserved matters approved a community hall at ground floor (with a Badminton pitch drawn on the floor plan), along with a kitchen area, storage area and male and female toilets. At first floor the approved community hall had a meeting room and a viewing gallery. The proposed area would measure 374 SQM. This application seeks to reduce the height of this roof, and remove the Badminton pitch from the plans because the developer has found limited interest for this building as it is as the use is too specific and inflexible.

22. Condition 17 of the hybrid permission (APP/19/00327/P) stated

"…Delivery of the community hub including retail units, community hall, MUGA and flexible workspace including suitable public space and delivery arrangements…"

23. And condition 40 of the (APP/19/00327/P) same decision stated:

    "Community hall

    Reason: To ensure flexibility to meet the evolving needs of the community in accordance with Policy PP10 of the Poole Local Plan (2018)"

24. The hall contained a fairly high roof to accommodate Badminton, in light of the reason for condition 40, arguably the specificity of a Badminton pitch and it's height is contrary to the intention as it doesn't provide flexibility for the evolving needs of the community.

25. Nonetheless, the current proposal retains the community hall and is therefore compliant with both of these conditions.

26. In terms of use classes, the original permission specified the use of the community hub to fall into uses A1, A2, A3, B1, D1 and D2.

27. Indoor and outdoor sports or recreation and community hall fell into the previous Use Class D2 which was amended in 2020 to Use Class F2. Therefore removing the pitch from the plans but retaining its use as a community hall is again compliant with the previous permission.

28. This proposal also proposes reducing the size of the hall. The original s106 required no less than 360sqm of gross internal floor space for the community hub. And the community hall floor space needs to be in accordance with the approval of reserved matters and it must be capable of supporting an additional story.

29. The definition was subsequently updated in a deed of variation dated 16 October 2025 and clearly states the area relates to both internal and external space.

30. 216.91sqm internal floor space is proposed. The fenced area to south is 150m2, the additional space to the north of the building is 100m2. In total this achieves 466.91sqm.

31. This is compliant with the deed of variation dated 16 October 2025 and original s106.

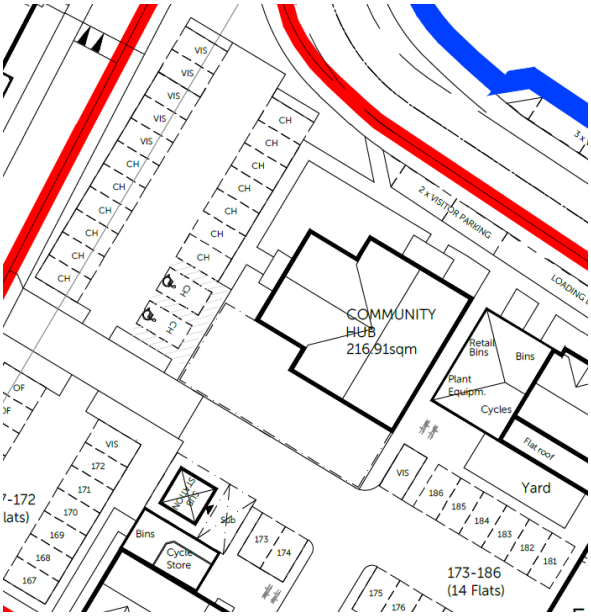

Figure 1: Proposed community hub site plan extract

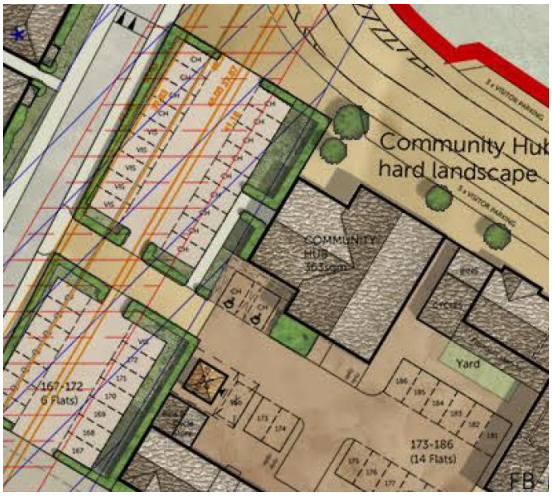

Figure 2: Approved community hall site plan extract

32. In addition to this, the bin store is proposed to increase, room is made for this by reducing the size of the community hall therefore the retail unit remains at 335sqm compliant with the previous permission.

Compliance with allocation policy PP10

33. This is an allocated site in the Poole Local Plan 2018. Policy PP10 requires the development to provide a community hub that incorporates proportionate shopping and community facilities required to support the creation of a new community.

34. Criteria m and n of Policy PP10 are the relevant. Criterion (m) requires the scheme to incorporate structural landscaping to create a strong permanent and defensible green belt boundary and (n) requires a master planning exercise with the local community to inform a design code.

35. Policy PP10 also requires the development to provide a community hub that forms the heart of the community incorporating proportionate shopping and community facilities required to support the creation of the new community.

36. Again, the proposal of retaining a community hall and hub does not conflict with this policy.

Compliance with PP26

37. In terms of sports use, Policy PP26 applies. There was no requirement for sports use in the community building. Outdoor facilities were provided in the form of a Multi Use Games Area (MUGA) and play park. Further there is nothing precluding sports uses from taking place in the community hall. As such the scheme complies with PP26 of the Poole Local Plan.

38. BCP Leisure have objected to the loss of the Badminton pitch as it 'allows local people to take part in physical activity which they can often walk to and offers a more friendly local vibe reducing isolation, increasing activity, reducing car activity etc.'. The proposed hall does not preclude these aspirations being met as it still allows for sports and community uses. It merely makes Badminton more difficult because of the reduced height.

39. There is no evidence of demand for Badminton. In fact, Badminton England in relation to Poole stated "As an area with higher levels of activity than normal, badminton participation, in contrast, is lower than average. There are five affiliated clubs with c.90 affiliated members so the opportunity to develop the badminton infrastructure exists. The quality of courts is slightly below the national average quality threshold for Badminton England." This demonstrates the lack of interest in the community hall as a badminton pitch and only serves to reiterate the concerns of the developer. Though it would provide an opportunity to develop badminton infrastructure, without evidence of need, it cannot be reasonably required.

Conclusion

40. There is nothing in the approvals or s106, or in policy that requires the size of the hall to remain as approved and to retain the badminton pitch in the hall itself.

41. A badminton court is a very specific use for the building and the developer reports having difficulty finding an owner for such a specific use. This is unsurprising and it is considered that a more flexible use would be preferable and there's no evidence suggesting a demand for such a specific use. That way the hall could be used for nursery groups, children's groups, community groups, as well as sports uses. Though the height of the building is proposed to be reduced, this does not mean sports cannot be played within the building.

42. Therefore the proposal to remove the requirement to create a Badminton pitch whilst retaining the community is policy complaint (PP10, PP26) and accords with the previous approvals.

Design

43. The community building was to be a landmark building to

"announce location of the central hub, principally generated by increased height and or massing, symmetry of architectural features, variation in the roofscape (such as feature gables) and increased formality by virtue of these features. The design code recognises that different approaches are appropriate provided the architectural solution is cohesive and relates to adjacent buildings ad provides suitable recognition of being an entrance to the development."

44. The design code also said the principal vista into the hub is from the south east approaches, the buildings enclosing the village square should form focal points off other pedestrian and vehicular routes to the north, west and east to aid wayfinding and mark this area as being the heart of the new settlement.

45. The proposals retain the building as a landmark even with the reduced height. It contains a symmetry of architectural features and through variation in the roof scape as shown in the images, the top is the proposed, he bottom is the approved. Though the proposed is different to the original design, the design code allows for this and the building still remains a landmark.

Figure 3: Front elevations of proposed and approved community hall. Top image shows proposed, bottom image is that approved

46. It still continues to be seen from south east approaches and be distinctive because it retains the roof style and symmetry.

47. Additional soft landscaping is welcomed and will achieve a higher quality of visual amenity.

48. As such the scheme is compliant with the previous permissions and the design code and therefore Policy PP10 and PP27 of the Poole Local Plan.

Bin stores

49. Condition 26 of the outline permission requires each development parcel to show the location and type of bin storage and collection point. This application proposes to make the bin storage larger. This is acceptable and allows for suitable amenity for the residents and retail that will reside there. This is compliant with the previous permissions and Policy PP27 of the Poole Local Plan.

BREEAM

50. This application also seeks the removal of Condition 43 (BREEAM) attached to Hybrid Permission ref. APP/19/00237/P. Condition 43 requires non-residential floorspace to achieve BREEAM very good rating. Due to the size of the Community Hub building, it is not physically possible to achieve 'very good' or even 'good' BREEAM. The building could however still be constructed in line with sustainable measures.

51. Condition 43 of outline states:

"Unless otherwise agreed in writing with the Local Planning Authority, the non-residential floorspace hereby permitted shall achieve a minimum BREEAM very good rating (or equivalent standard).

Prior to the development of the community hub a Design Stage Certificate under BREEAM (or equivalent standard) shall be submitted to and agreed in writing by the Local Planning Authority.

Prior to first occupation of the non-residential floorspace, the Post-Construction Review Certificate shall be submitted to the Local Planning Authority verifying that the standards referred to in the Design Stage Certificate have been met.

Reason - In the interests of delivering a sustainable and energy efficient scheme and in accordance with Policy PP37"

52. Policy PP37 relates to sustainability and part (3) relates to commercial buildings and expects them to meet a 'Very Good' where they are up to 1,000 sq. m (net) floor space. Clearly in this instance, as sometimes occurs, it is not possible to achieve Very Good. As such a mixture of alternative sustainability measures can be achieved and these can be conditioned to ensure that 10% of the energy use comes from renewable sources and that the building construction takes a fabric first approach where possible, minimising water use and the need for lighting and heat or cooling.

53. The scheme is therefore not strictly compliant with PP37. However, due to the reasons explained it is unreasonable to continue with condition 43 and hence this is recommended for removal.

Highways

54. Highways England and BCP Highways team have no objections to the proposal .

55. Alterations to the proposed parking bay layout are acceptable. Alterations of the main road lay-by to incorporate a loading bay area will assist with general deliveries and drop off/pick up to the community hub and commercial units in this area. The S38 road adoption process and Traffic Regulation Order procedures can ensure this lay-by areas has the appropriate parking restrictions.

56. The layout changes around the hub community building involve relocating general cycle parking stands. Some cycle parking hoops should be provided close to the community hub main building entrance, and this will be secured by condition.

57. As such the scheme is compliant with the existing S106, the previous permission and Policy PP34 and 35 of the Poole Local Plan.

Planning Balance / Conclusion

58. The scheme is compliant with policy and the previous permissions with the exception of Policy PP37 relating to the need to achieve a Very Good BREEAM rating for the community hub. There are alternative mechanisms to providing sustainable buildings and these are secured by condition 7 negating the need for the BREEAM rating.

59. The proposal is therefore recommended for approval.

Recommendation

60. **Grant** subject to the following conditions (as listed under 'Conditions') with power delegated to the Head of Planning (Operations) (including any officer exercising their powers if absent and/or the post is vacant and any other officer nominated by them for such a purpose) to alter and/or add to any such conditions provided any alteration/addition in the opinion of the Head of Planning (or other relevant nominated officer) does not go to the core of the decision.

Conditions

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan, TAYL190304 LP01
- Flat Block A FB-A_e Rev E Flat Block A FB-A_p Rev E Flat Block C FB-C_e Rev E Flat Block C FB-C_p Rev E
- Bin and Cycle Store 01 – Floor Plans and Elevations BCS01_pe D Bin and Cycle Store 02 – Floor Plans and Elevations BCS02_pe D Bin and Cycle Store 04 – Floor Plans and Elevations BCS04_pe.C Bin and Cycle Store 05 – Floor Plans and Elevations BCS05_pe.D Bin and Cycle Store 07 – Floor Plans and Elevations BCS07_pe.D Bin and Cycle Store 08 – Floor Plans and Elevations BCS08_pe.A Bin and Cycle Store 09 – Floor Plans and Elevations BCS09_pe.A Bin and Cycle Store 10 – Floor Plans and Elevations BCS10_pe.A EMAP22 Semi - core range - elevations HT.EMAP22 Semi.e B1 EMAP22 Semi - floor plans HT.EMAP22 Semi.p B1
- EMAP32 Semi - core range - Option 1 - Elevations HT.EMAP32 Semi-1.e B
- EMAP32 Semi - urban edge - Option 2 - Elevations HT.EMAP32 Semi-2.e B EMAP32 Semi - floor plans HT.EMAP32 Semi.p B
- EMAP41 Semi - core range - Option 1 elevations HT.EMAP41 Semi.e1 B EMAP41 Semi - urban edge - Option 2 - elevations HT.EMAP41 Semi.e2 B EMAP41 Semi - floor plans - elevations HT.EMAP41 Semi.p B
- EMA22 Semi - core range - elevations HT.EMA22 Semi.e1 B1 EMA22 Semi - floor plans HT.EMA22 Semi.p B1
- EMA34 Detached - Urban Edge - elevations HT.EMA34 Det.e1 B EMA34 Detached - Urban Edge - floor plans HT.EMA34 Det.p B EMA 34 Detached Plot 361 elevations HT-EMA34_Det_e2_B6
- EMA34 Semi - core range - Option 1 - elevations HT.EMA34 Semi.e1 B EMA34 Semi - urban edge - Option 2 - elevations HT.EMA34 Semi.e2 B EMA34 Semi - floor plans HT.EMA34 Semi.p B
- EMA42 Semi - Core range - Option 1 - Elevations HT.EMA42 Semi.e1 B EMA42 Semi - Core range - Option 2 - Elevations HT.EMA42 Semi.e2 A EMA42 Semi - Core range

- EMA44 - core range - Option 1 - elevations HT.EMA44.e1 B EMA44 - core range - Option 2 - elevations HT.EMA44.e2 B EMA44 - rural edge - Option 3 - elevations HT.EMA44.e3 B EMA44 - floor plans HT.EMA44.p B
- EMA44 - core range - Option 5 - elevations HT.EMA44.e5 A EMA44 - core range - Option 6 - elevations HT.EMA44.e6 A EMA47 - core range - Option 1 - elevations HT.EMA47.e1 B EMA47 - urban edge - Option 2 - elevations HT.EMA47.e2 B EMA47 - floor plans HT.EMA47.p B
- EMA48 - core range - Option 1 - elevations HT.EMA48.e1 B EMA48 - urban edge - Option 2 - elevations HT.EMA48.e2 B EMA48 - rural edge - Option 3 - elevations HT.EMA48.e3 B EMA48 - floor plans HT.EMA48.p B
- EMB31 Semi - core range - elevations HT.EMB31 Semi.e1 B EMB31 Semi - floor plans HT.EMB31 Semi.p B
- EMT31 - core range - elevations HT-EMT31 e2 Rev B1 EMT31 - floor plans HT.EMT31.p
- EMT32 - core range - Option 1 - Floor Plan and Elevations HT.EMT32-1.pe EMT32 - core range - Option 2 - Floor Plan and Elevations HT.EMT32-2.peEMT41 - core range - Option 1 - elevations HT.EMT41.e1 EMT41 - urban edge - Option 2 - elevations HT.EMT41.e2 B EMT41 - core range - Option 3 - elevations HT.EMT41.e3 B EMT41 - floor plans HT.EMT41.p B
- EMT42 - core range - Floor Plan and Elevations HT-EMT42.pe A PT21+ - core range - elevations HT-PT21+-e1 B
- PT21+ - core range - floor plans HT-PT21 +-P1 B
- PT21+ - core range - Variation A - Floor Plans and Elevations HT-PT21+-A.pe A 19-21 - Elevations P.19-21.e B
- 19-21 - Floor Plans P.19-21.p B
- 28-30_248-250 - Elevations P.28-30_248-250.e A
- 28-30_248-250 - Floor Plans P.28-30_248-250.p A
- 40-42 - Elevations P.40-42.e B 40-42 - Floor Plans P.40-42.p B
- 55-57_59-61 - Elevations P.55-57_59-61.e B
- 55-57_59-61 - Floor Plans P.55-57_59-61.p B
- 68-69 - Elevations P.68-69.e A 68-69 - Floor Plans P.68-69.p A 70-71 - Elevations P.70-71.e A 70-71 - Floor Plans P.70-71.e A

- 187-190 - Elevations P.187-190.e A 187-190 - Floor Plans P.187-190.p A 253-254 - Elevations P.253-254.e A 253-254 - Floor Plans P.253-254.p A 262-264 - Elevations P.262-264.e A 262-264 - Floor Plans P.262-264.p A 310-312 - Elevations P.310-312.e B 310-312 - Floor Plans P.310-312.p B 360 elevations HT-EMA47_e1 B5
- floor plan HT-EMA47_p B2
- elevations HT-EMA34_Det_e2_B6
- floor plan HT-EMA34 Det_p_B3
- house-type on elevation HT-EMT31.e2 Rev B1 Flat Block A - elevations FB.A.e B
- Flat Block A - Floor plans FB.A.p B Flat Block B - elevations FB.B.e B Flat Block B - Floor plans FB.B.p B Flat Block C - elevations FB.C.e B Flat Block C - Floor plans FB.C.p B Flat Block D - elevations FB.D.e B Flat Block D - Floor plans FB.D.p B Flat Block E - elevations FB.E.e B Flat Block E - Floor plans FB.E.p B Flat Block F - elevations FB.F.e B Flat Block F - Floor plans FB.F.p B Flat Block G - elevations FB.G.e B
- Flat Block G - Floor plans 1 of 2 FB.G.p1 B Flat Block G - Floor plans 2 of 2 FB.G.p2 B
- Single Garage 01 - Floor Plans and Elevations GAR.01.pe A
- Double and Twin Garage 02 - Floor Plans and Elevations GAR.02.pe A Triple Garage 04 - Floor Plans and Elevations GAR.04.pe A1
- Triple Garage 05 - Floor Plans and Elevations GAR.05.pe A Single Garage 07 - Floor Plans and Elevations GAR.07.pe A1 Twin Garage 08 - Floor Plans and Elevations GAR.08.pe A1 Twin Garage 09 - Floor Plans and Elevations GAR.09.pe A
- Bin and Cycle Store 01 - Floor Plans and Elevations BCS01_pe B Bin and Cycle Store 02 - Floor Plans and Elevations BCS02_pe.B Bin and Cycle Store 03 - Floor Plans and Elevations BCS03_pe.B Bin and Cycle Store 04 - Floor Plans and Elevations BCS04_pe. ABin and Cycle Store 05 - Floor Plans and Elevations BCS05_pe.B Bin and Cycle Store 06 - Floor Plans and Elevations BCS06_pe.A1 Bin and Cycle Store 07 - Floor Plans and Elevations BCS07_pe.B Garden Shed 01 - Floor Plans and Elevations SHED.01.pe A
- Design and Access Statement TAYL190304 DAS_01 Tree Protection Plan
- Tree Protection Plan (page 1 of 2) Tree Protection Plan (page 2 of 2)
- Soft Landscape Proposals Sheet 1 to 11 Rev G Hard Landscape Proposals Sheets 1 to 11 Rev F Play Proposals Sheet 1 to 2
- Open Spaces Proposals Sheet 1 to 6 Rev E

- AIA and AMS Management and Maintenance Plan Rev A Soft Landscape Specification Rev A
- Landscape and Ecology Management Plan Rev C Ecological Mitigation Strategy
- EMA47/2021/52/B Plot 210
- Plot 210 new position
- SE01 C Street Elevations
- FB-M_e C Flat Block M Elevaitons
- FB-M_p D Flat Block M Floor Plans
- FB-L_e B Flat Block L Elevations
- FB-L_p B Flat Block L Floor Plans
- TWSC23422 13 Soft Landscape Proposals
- TWSC23422 14 Hard Landscape Proposals
- RSL01 H Refuse Strategy Layout
- PAP01 G Parking Allocation Plan
- OSL01 E Overall Site Layout
- M4201 G Compliant units Layout
- EV01 H Electric Vehicle Charging Allocation Plan
- AHL01 G Affordable Housing Layout
- DBML01 H Dwelling Boundary Material Layout
- BCS07_pe E Bin & Cycle Store Floor Plan & Elevations
- BCS11_pe A Bin Store Floor Plan & Elevations
- CH01_e D Community Hall Elevations
- CH01_p D Community Hall Floor Plans

Reason: For the avoidance of doubt and in the interests of proper planning.

3. M4(2) dwellings as shown on drawing Drawing M4(2) Compliant Units Layout Plan, reference M4201XXXX dated 9 February 2024 shall be implemented in full and retained thereafter.

   Reason - In the interests of meeting the needs of the ageing population and in accordance with PP12 of the Poole Local Plan (November 2018)

4. Materials compliance

   Materials shall be compliant with those approved by way of Dwelling Boundary Material Layout (ref. DBML01 rev H)

   Reason - To ensure that the external appearance of the building(s) is satisfactory and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

5. Compliance landscaping

   The landscaping shown in drawing TWSC23422 13 shall be implemented prior to first use of the community hall and maintained thereafter. Landscaping shown on TWSC23422 11 Sheets 1- 11 shall be implemented prior to first occupation of the community hall and maintained thereafter.

   Reason - In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants in accordance with Policies PP27 and PP33 of the Poole Local Plan (November 2018).

6. Cycle parking

   Within 3 months of this permission the specificiation and location of cycle parking will be submitted to and appoved by the Local Planing Authority. The cycle parking will be installed prior to first use of the community building and retained thereafter.

   Reason: To encourage sustainable modes of transportation.

7. Energy Efficiency

   Within 3 months of this permission, measures to achieve a sustainable building and its use shall be subitted to and aprpvoed in writing by the Local Planning Authority. The approved measures shall be implemented and retained for the lifetime of the development.

   Reason: to ensure the building is as sustainable as possible in accordance with Policy PP37 of the Poole Local Plan 2018.

Informatives

1. In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants/agents in a positive and proactive manner by;

   - advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.

Also (add as appropriate):

- in this case the applicant was advised of issues after the initial site visit

2. Your attention is drawn to the need to comply with the conditions imposed on the outline planning permission ref: APP/19/00237/P

Background Documents:

P/26/00600/CONDR

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.

Case Officer Report Completed:

Officer: Frances Summers

Date: 26/06/2026

Agreed by: Katie Herrington

Date: 29/06/2026

Comment:

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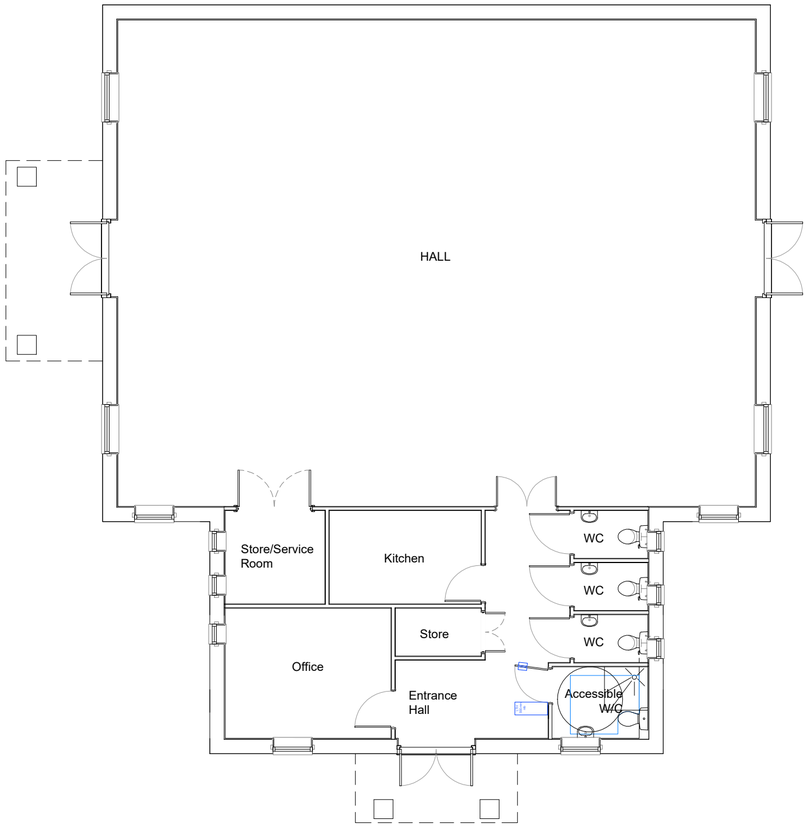
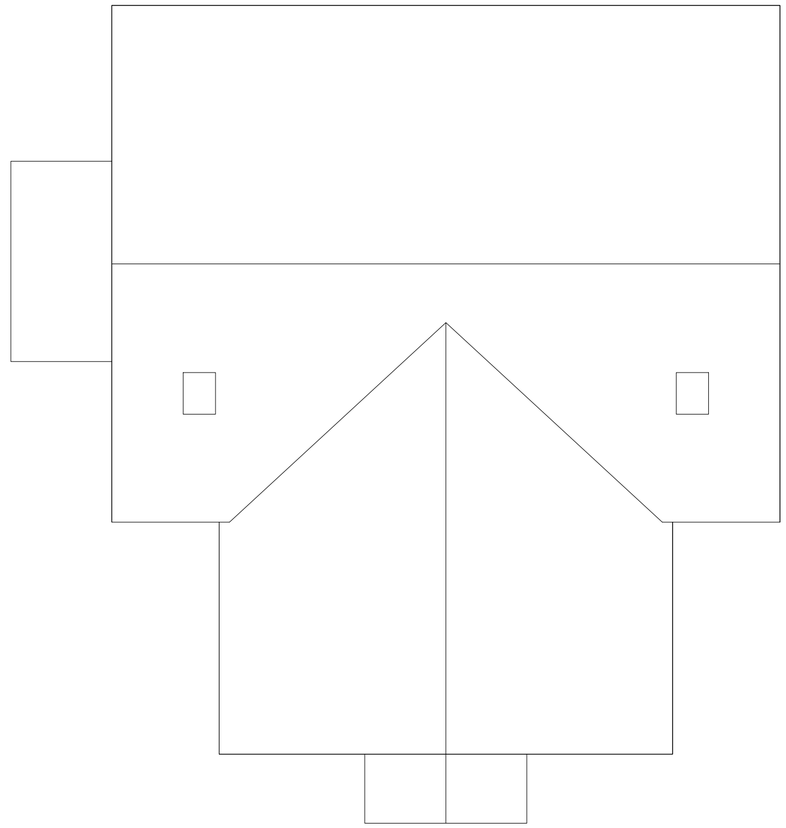
A2



Ground Floor Plan



Roof Plan

scale 1:100

0 2m 4m 6m

Romsey Office
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Romsey Road,
Michelmersh,Romsey,
Hampshire, SO51 0AE
T:01794 367703 F:01794 367276

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Rev	Description	Date	Au	Ch
A	Planning Issue.	17.12.21	FK	VL
A1	Planning Issue.	03.02.22	FK	VL
B	Sheet size reduced to A2 and elevation sketch removed. Issued for Planning.	26.05.22	NC	
C	Roof reduced floor plans adjusted to suit	25.03.25	SC	
D	Floor area reduced	16.05.25	ZC	
	Store name adjusted to include service room	17.06.25	NC	
	Side canopy removed	09.07.25	ZC	

Project	**Canford Park, Poole**		
Drawing	**Community Hall Floor Plan**		
Client	**Taylor Wimpey**		
Job no.	**TAYL190304**	Date	**Aug 2021**
Dwg no.	**CH.01.p**	Rev.	**D**
Author	**FK** Checker	Scale	**1:100 at A2**
Status	PLANNING	Office	**Romsey**
Client ref.			

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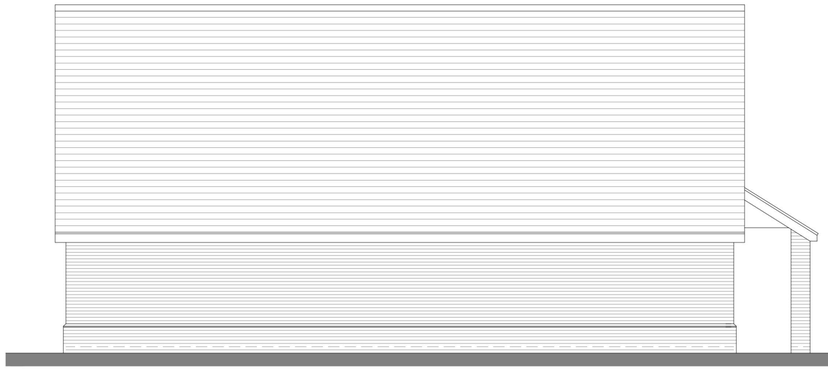
A2

Front Elevation

- Roof Material - Brazilian Slate "Graphite"
- Wall Material - Brick - Forterra Kirton Arden Red

Side Elevation



Rear Elevation

Side Elevation

scale 1:100

0 2m 4m 6m

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A	Planning Issue.	17.12.21	FK	VL
A1	Planning Issue.	03.02.22	FK	VL
B	Sheet size reduced to A2 and elevation sketch removed. Issued for Planning.	26.05.22	NC	
C	Roof reduced	25.03.25	SC	
D	Footprint reduced, elevations updated.	16.06.25	NC	SC/VL
	Side canopy removed	09.07.25	ZC	

Project	**Canford Park, Poole**		
Drawing	**Community Hall Elevations**		
Client	**Taylor Wimpey**		
Job no.	**TAYL190304**	Date	**Aug 2021**
Dwg no.	**CH.01.e**	Rev.	**D**
Author	**FK** Checker **VL**	Scale	**1:100 at A2**
Status	PLANNING	Office	**Romsey**
Client ref.			

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Planting Schedule

Trees

Species Name	Girth	Height	Density	Specification	No.
Acer campestre 'Streetwise'	12-14cm	350-425cm	Counted	Heavy Standard ,Clear Stem min. 200 ,C	6 -
Acer campestre 'William Caldwell'	12-14cm	350-425cm	Counted	Heavy Standard ,Clear Stem min. 200 ,C	2 -
Ulmus 'New Horizon'	12-14cm	350-425cm	Counted	Heavy Standard ,Clear Stem min. 200 ,RB	2 -
					Total :10

Shrubs

Species Name	Height	Pot Size	Specification	Density	No.
Choisya 'Aztec Pearl'	30-40cm	5L	Bushy	4/m²	23 -
Hebe rakaiensis	30-40cm	5L	Bushy	4/m²	44 -
Lavandula intermedia 'Alba'	20-30cm	5L	Bushy ,C	4/m²	18 -
Philadelphus 'Belle Etoile'	30-40cm	5L	Bushy	4/m²	8 -
Pieris japonica 'Purity'	30-40cm	5L	Bushy	4/m²	10 -
Pittosporum tenuifolium 'Golf Ball'	30-40cm	5L	Bushy	4/m²	36 -
Rosmarinus officinalis 'Miss Jessopp's Upright'	30-40cm	5L	Bushy ,C	4/m²	29 -
Sarcococca hookerana digy. 'Purple Stem'	30-40cm	5L	Bushy ,C	4/m²	16 -
Skimmia japonica 'Kew White'	30-40cm	5L	Bushy ,C	4/m²	16 -
Viburnum davidii	30-40cm	5L	Bushy ,C	4/m²	18 -

Hedges

Species Name	Height	Specification	Density	No.
Griselinia littoralis	40-60cm	Bushy ,BR	0.3Ctr Double Staggered at 0.4m offset	1268 -

Herbaceous

Species Name	Pot Size	Specification	Density	No
Deschampsia cespitosa	5L	Full Pot	4/m²	34 -

Specimen Grass Planting

Species Name	Pot Size	Specification	Density	No.
Stipa gigantea	5L	Full Pot	Counted	12 -

Shrub Mix 1

Species	Specification	Density	Percentage Contribution	Number
Berberis thunbergii 'Harlequin'	Branched; 5 breaks	4/m²	25%	18 -
Hebe 'Great Orme'	Branched; 5 breaks	4/m²	25%	18 -
Pittosporum tenuifolium 'Tom Thumb'	Branched; 5 breaks	4/m²	25%	18 -
Viburnum 'Eskimo'	Branched; 5 breaks	4/m²	25%	18 -
				Total :72 -

Shrub Mix 2

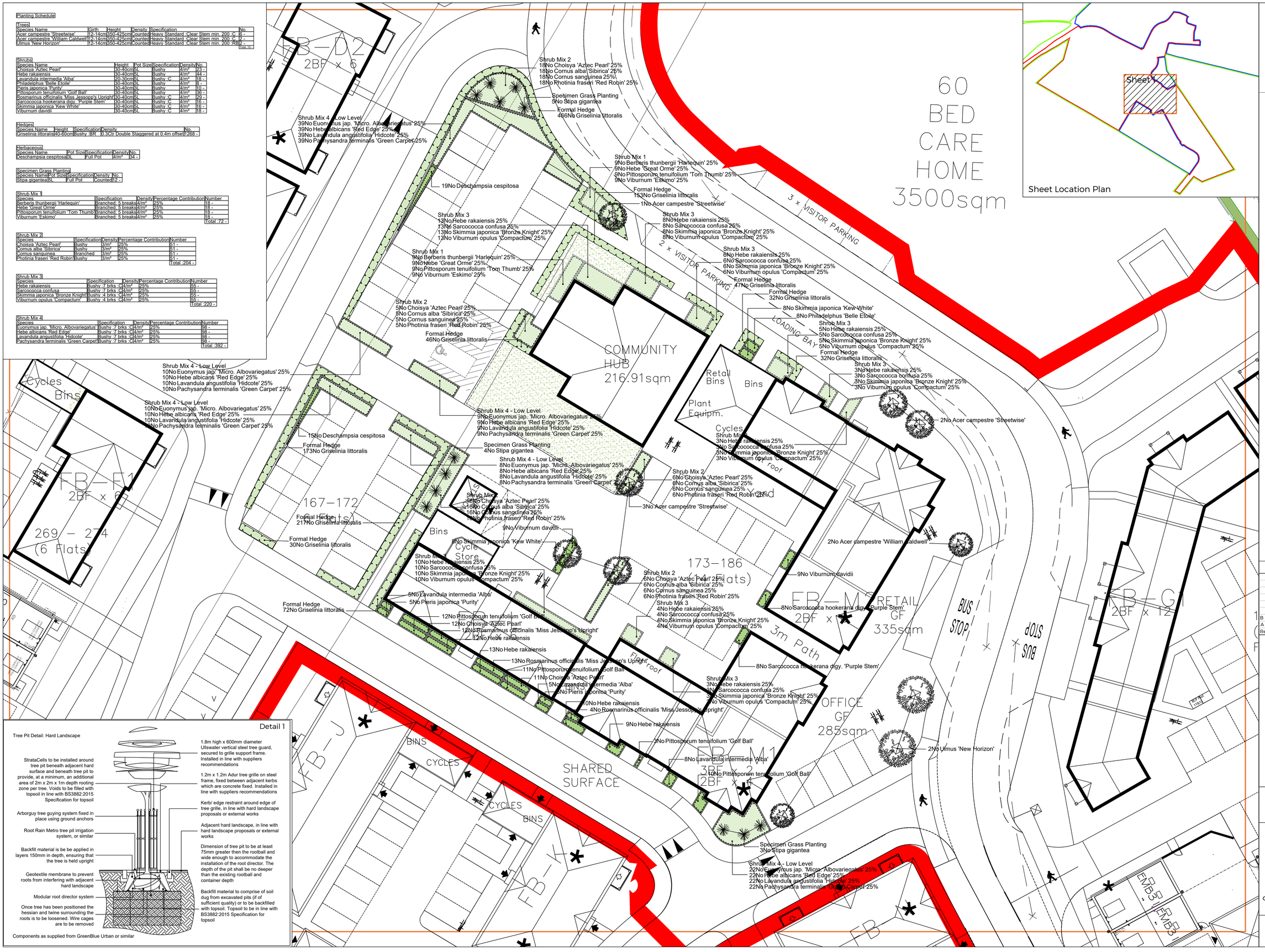
Species	Specification	Density	Percentage Contribution	Number
Choisya 'Aztec Pearl'	Bushy	3/m²	25%	51 -
Cornus alba 'Sibirica'	Bushy	3/m²	25%	51 -
Cornus sanguinea	Branched	3/m²	25%	51 -
Photinia fraseri 'Red Robin'	Bushy	3/m²	25%	51 -
				Total :204 -

Shrub Mix 3

Species	Specification	Density	Percentage Contribution	Number
Hebe rakaiensis	Bushy ,7 brks ,C	4/m²	25%	55 -
Sarcococca confusa	Bushy ,7 brks ,C	4/m²	25%	55 -
Skimmia japonica 'Bronze Knight'	Bushy ,4 brks ,C	4/m²	25%	55 -
Viburnum opulus 'Compactum'	Bushy ,4 brks ,C	4/m²	25%	55 -
				Total :220 -

Shrub Mix 4

Species	Specification	Density	Percentage Contribution	Number
Euonymus jap. 'Micro. Albovariegatus'	Bushy ,7 brks ,C	4/m²	25%	98 -
Hebe albicans 'Red Edge'	Bushy ,7 brks ,C	4/m²	25%	98 -
Lavandula angustifolia 'Hidcote'	Bushy ,7 brks ,C	4/m²	25%	98 -
Pachysandra terminalis 'Green Carpet'	Bushy ,7 brks ,C	4/m²	25%	98 -
				Total :392 -



Detail 1

Tree Pit Detail: Hard Landscape

StrataCells to be installed around tree pit beneath adjacent hard surface and beneath tree pit to provide, at a minimum, an additional area of 2m x 2m x 1m depth rooting zone per tree. Voids to be filled with topsoil in line with BS3882:2015 Specification for topsoil

Arborguy tree guying system fixed in place using ground anchors

Root Rain Metro tree pit irrigation system, or similar

Backfill material is be be applied in layers 150mm in depth, ensuring that the tree is held upright

Geotextile membrane to prevent roots from interfering with adjacent hard landscape

Modular root director system

Once tree has been positioned the hessian and twine surrounding the roots is to be loosened. Wire cages are to be removed

1.8m high x 600mm diameter Ullswater vertical steel tree guard, secured to grille support frame. Installed in line with suppliers recommendations

1.2m x 1.2m Adur tree grille on steel frame, fixed between adjacent kerbs which are concrete fixed. Installed in line with suppliers recommendations

Kerb/ edge restraint around edge of tree grille, in line with hard landscape proposals or external works

Adjacent hard landscape, in line with hard landscape proposals or external works

Dimension of tree pit to be at least 75mm greater then the rootball and wide enough to accommodate the installation of the root director. The depth of the pit shall be no deeper than the existing rootball and container depth

Backfill material to comprise of soil dug from excavated pits (if of sufficient quality) or to be backfilled with topsoil. Topsoil to be in line with BS3882:2015 Specification for topsoil

Components as supplied from GreenBlue Urban or similar

SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification.

NOTES:
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION, FOR PLANNING PURPOSES ONLY

Legend

- Existing trees to be retained and protected during construction in accordance with arboricultural survey
- Proposed tree planting within hard landscape. See detail 1 on sheet 1
- Proposed specimen ornamental grass planting.
- Proposed Formal hedge planting to be planted in a double staggered row 300mm apart and at 400mm centres in each row. To be maintained at 1m height and 600mm where visibility splays to be maintained
- Proposed shrub planting to receive 75mm bark mulch after planting operations
- Proposed decorative mix shrub planting to be planted in groups of 5-7no. of each species to receive 75mm bark mulch after planting operations
- Proposed grass areas to receive good quality species rich amenity grass turves laid in line with good horticultural practices
- Cut lines

Planting Schedule on Sheet 1

Rev	Date	Details	Drawn
B	04.09.25	Amendments to Layout	RH
A	19.08.25	Client Comments	RH

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Taylor Wimpey

scheme: Canford Park, North Poole
client: Taylor Wimpey
drawing: NMA Community Hub - Soft Landscape Proposals
date: August 2025
scale: 1:200@A1
drawing no: TWSC23422 13 Sheet 1
drawn: RH checked: DKM

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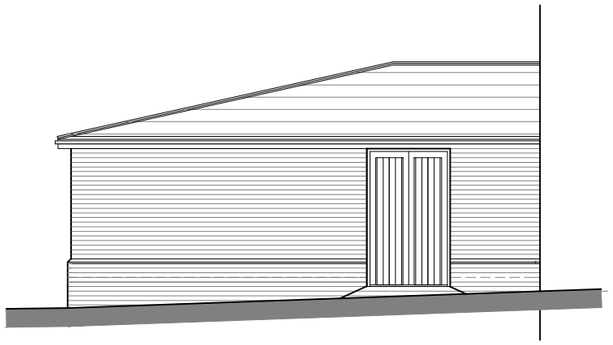
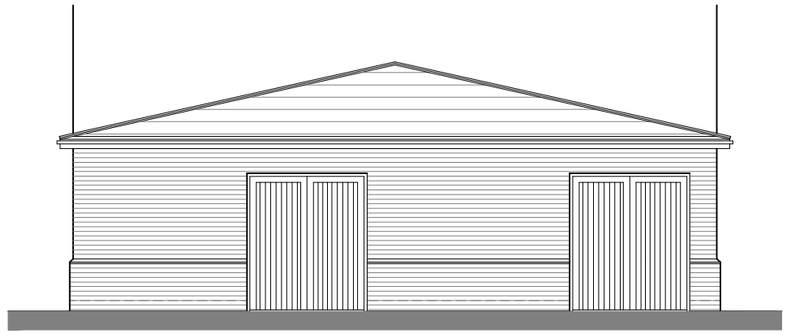
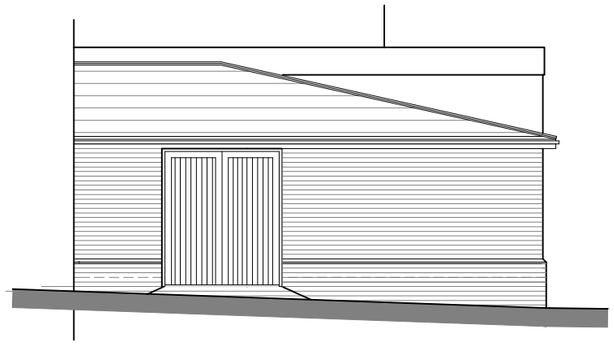
A3



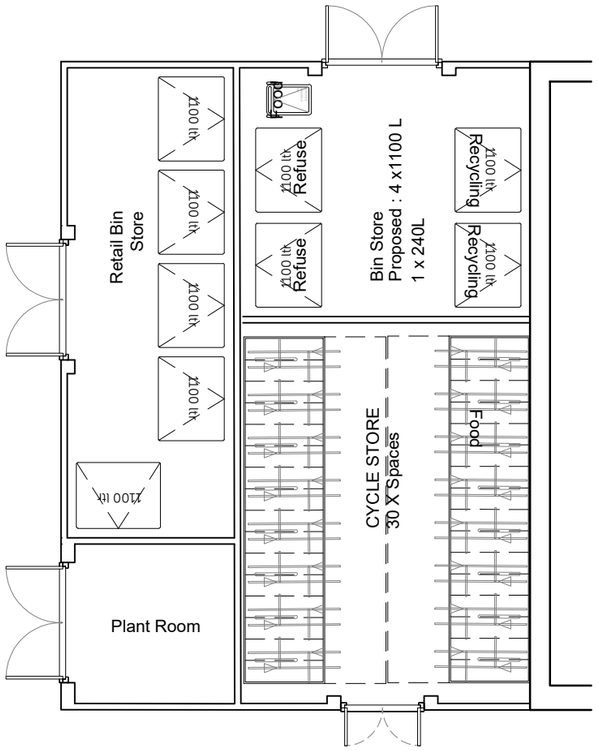
Front Elevation



Side Elevation



Rear Elevation



Ground Floor Plan

scale 1:100

0 2m 4m 6m

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Rev	Description	Date	Au	Ch
A	Planning Issue	31.03.22	FK	
A1	Bin store door widened.	29.04.22	NC	
B	Issued for Planning	20.05.22	NC	
C	Issued for Planning	20.06.24	CJB	
D	Cycle arrangement as per approved application	22.09.24	ZC	
E	Cycle /bin store updated , retail bin/ plant room added	30.07.25	ZC	

Project	**Canford Park, Poole**		
Drawing	**Bin & Cycle Store (FB-M)** **Plan & Elevations**		
Client	**Taylor Wimpey (Southern)**		
Job no.	**TAYL190304**	Date	**01.02.22**
Dwg no.	**BCS07_pe**	Rev.	**E**
Author	**FK**	Checker	
Scale	**1:100 at A3**		
Status	PLANNING	Office	**Romsey**
Client ref.			

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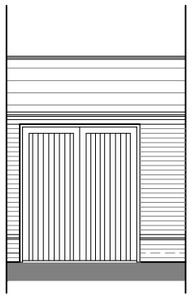
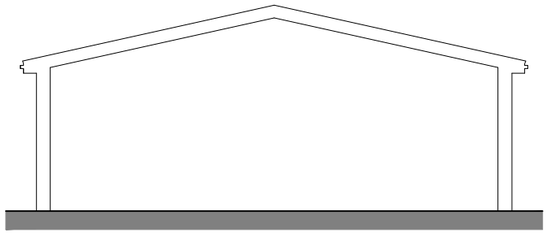
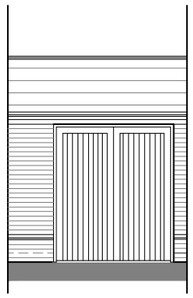
A3



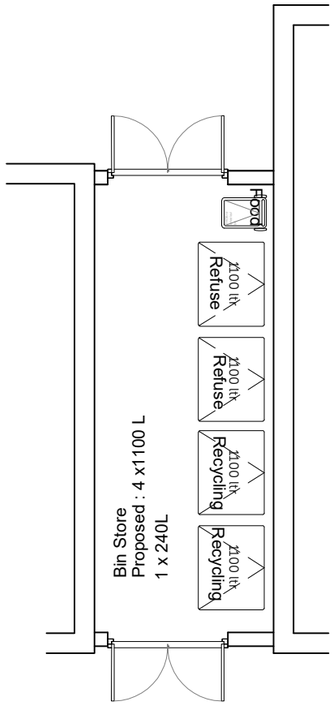
Front Elevation



Side Elevation



Rear Elevation



Ground Floor Plan

scale 1:100

0 2m 4m 6m

69

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Rev	Description	Date	Au	Ch
A	Planning Issue	30.07.25	ZC	

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Project	**Canford Park, Poole**		
Drawing	**Bin Store (FB M-LEFT WING)** **Plan & Elevations**		
Client	**Taylor Wimpey (Southern)**		
Job no.	**TAYL190304**	Date	**30.07.25**
Dwg no.	**BCS11_pe**	Rev.	**A**
Author	**ZC**	Checker	
Scale	**1:100 at A3**		
Status	PLANNING	Office	**Romsey**
Client ref.			

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A1

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Rev	Description	Date	Au	Ch
A	Planning Issue	17.12.21	FK	VL
A1	Tile hanging shown on plot 204.	14.01.22	FK	VL
A2	Tile hanging shown all round on plots 211, 237,238,239,240,242,244,245,301. Tile Hanging removed from plot 210.	25.03.22	FK	
B	Updated to suit current layout.	20.05.22	FK	VL
B1	HT.EMA44 Updated tile hanging details, and Material options.	31.08.22	FK	VL
B2	Material Key updated.	09.11.22	FK	VL
C	Materials updated to suit current planning layout.	23.11.22	FK	VL
C1	Plot 360 changed to EMT47.	19.12.22	FK	VL
C2	Base layout updated Personnel door locations adjusted for plot 58 and 62, parking numbers adjusted for plot 189,190,57,58,62.	21.07.23	ZC	
C3	Base layout updated in acc with latest engineering base received from the client	31.01.24	ZC	
D	Updated to match latest site layout. Materials updated to suit.	20.06.24	CJB	
E	Flat block B bin store moved	15.07.24	ZN	
E1	Plots 226-23 wall material updated.	07.08.24	ZN	
F	Base layout updated to OSL01 C1.4	7.10.24	ZN	
G	Base layout updated to OSL01 C4	06.08.24	ZN	
H	Roof of flat block M2 adjusted	25.10.24	ZC	
	Red Line added for S73 application	03.12.25	ZC	

Project	**Canford Park, Poole**				
Drawing	**Dwelling Boundary Material Layout**				
Client	**TAYLOR WIMPEY (SOUTHERN)**				
Job no.	**TAYL190304**			Date	**02.08.21**
Dwg no.	**DBML01**			Rev.	**H**
Author	**FK**	Checked	**VL**	Scale	**1:1000 at A1**
Status	PLANNING			Office	**Romsey**
Client ref.					

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WESTERN PLANNING COMMITTEE 9th JULY 2026 / EASTER PLANNING COMMITTEE 23rd JULY 2026

Report subject	**Appeals Report**
Meeting dates	9th July/ 23rd July 2026
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning authority's Appeal performance over the stated period
Recommendations	**It is RECOMMENDED that:** **The planning committee notes the contents of this report.**
Reason for recommendations	The content of this report is for information only.

Portfolio Holder(s):	Councillor Millie Earl, Leader of the Council and Chair of Cabinet.
Corporate Director	Glynn Barton, Chief Operations Officer
Report Authors	Katie Herrington and Simon Gould, Development Management Managers
Wards	Not applicable
Classification	For Information

Background

1. The purpose of this report is to feedback to members on planning appeal decisions determined by the Planning Inspectorate for the last 2 years. This includes a reflection and highlight of any key decisions or learnings arising from such decisions.
2. The fundamental purpose of this report is to provide transparency in the appeal performance of the planning service and to improve the quality of decision making where necessary.

Appeals Performance

3. National Government monitors the 'quality' of decision making in planning through appeal performance. It is measured by the percentage of planning decisions overturned at appeal, with a lower percentage indicative of better-quality decision making as less appeals are allowed.
4. Government targets are currently a maximum of 10% of the authorities total number of decisions on applications being made during the assessment period being overturned at appeal. This is set over an assessment period of 2 years, comprising July 2023 to June 2025[1]. This includes non-majors and majors'.
5. As demonstrated by Figure 1 for major applications and Figure 2 for non-major applications, the Local Planning Authority (LPA) is performing within target for the Quality of Planning decisions. Note that the dataset has now been updated to September.

[1] Improving planning performance: criteria for designation (updated 2024) - GOV.UK

Proxy assessment period July 2023 to June 2025[2]	Total number of major application decisions[3]	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)	England Average (% overturned at appeal)
Total District Matters[4] (PS2)	192	3	1.6	3.1
Total County Matters[5] (SPS2)	0	0	0	0.8

Figure 1 Quality of major application decisions - taken from National Statistics Table P152 (Live tables on planning application statistics - GOV.UK)

Assessment period January 2023-December 2024	Total number of non-major application decisions	Total number of decisions overturned at appeal	Quality of decisions (% overturned at appeal).	England Average (% overturn at appeal)
Total District Matters (PS2)	4,449	87	2.0	1.2

Figure 2 Quality of non-major application decisions - taken from National Statistics Table P154 - Live tables on planning application statistics - GOV.UK

6. Figure 3 provides a breakdown of appeal performance measured against appeals dismissed or allowed. It demonstrates that on average 35% of appeals are allowed.

Year: 2025 - 2026	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
March	18	7	25	28%	0
April	8	10	18	55%	0
May	7	5	12	42%	0
June	7	5	12	42%	0
July	10	1	11	9%	0
August	7	0	8	0%	1
September	6	1	0	15%	0
October	15	2	17	11%	0
November	8	5	13	38%	1
December	5	6	11	54%	0
January 26	3	0	3	0%	0
February 26	3	2	5	40%	**0**
March 26	2	2	4	50%	**0**
April 26	4	3	7	42%	**0**
May 26	5	2	7	28%	**0**
June 26	6	2	11	18%	**3**

[2] This period is proxy as it falls outside of the 'assessment period' as per the 'criteria for designation', the data in the table is updated on a quarterly basis, with the period to June 24 being published in June 25

[3] This dataset excludes Appeals relating to planning conditions.

[4] District Matters' comprise most applications, explicitly excluding 'County Matters'.

[5] County Matters' applications refer to planning applications related to minerals, waste and associated development.

Total					**0**

(28th 04)

7. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. In August no appeals were allowed, with one appeal being declared as 'invalid' by the Inspector. This was because of the absence of the required BNG information.

General reflection on allowed appeals

8. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. Figure 4 below sets out a short summary of why the appeals in the month of June were allowed.

Allowed appeals

address	The Libertine, 1 Almhust Road, Bournemouth BH4 8EL
Proposal	The erection of a new metal frame retractable roof pergola to rear courtyard garden (P/25/03124/FUL)
Committee overturn	No
Main issues	Character and appearance of the host building and whether it would preserve or enhance the character and appearance of the Westbourne Conservation Area.
Why allowed	The site is located within the Westbourne Conservation Area, occupying a prominent corner position, and the existing public house makes a positive contribution to the area's character, which is defined by high-quality late Victorian and Edwardian buildings. The proposal seeks to install a metal-framed pergola with a retractable PVC roof over the rear courtyard seating area, alongside glazing infill sections, to enable continued use in poor weather. Although the materials would contrast with the host building, the structure's lightweight design, modest scale, and subservient form would ensure it remains visually secondary and maintains a clear distinction from the existing buildings. The courtyard is already strongly enclosed, and the pergola would not appear incongruous within this context. Furthermore, due to its position to the rear and limited visibility from the street, the development would not harm the architectural character of the building or its contribution to the conservation area, and is therefore considered acceptable.

address	7 Knole Gardens, Bournemouth BH1 3QY
Proposal	New build dwelling with associated access and parking
Committee overturn	No
Main issues	Effect of the proposed development on the character and appearance of the area; Dorset Heathlands; New Forest.
Why allowed	Knole Gardens is a small residential cul-de-sac characterised by bungalows of varied design, some with dormer extensions, arranged around a turning head with relatively close spacing but modest scale that creates a moderate sense of spaciousness. The appeal site, formed by subdividing the plot of No. 7, is slightly smaller than some neighbouring plots but remains functional and not contrived, with a typical rear garden. The proposed single-storey dwelling reflects the local vernacular in its design and materials and would integrate reasonably well in that respect. However, its position set back from the established curved building line would result in it projecting further into the plot than neighbouring dwellings and appearing less well related to the street. Consequently, it would appear somewhat cramped and poorly positioned within the site, causing moderate harm to the character and appearance of the area and conflicting with relevant local design policies. However, such harm was outweighed by the benefits of an additional dwelling and that it would be self-build.

address	13 Solent Road, Christchurch BH23 5PZ
Proposal	Two-storey rear extension
Committee overturn	No
Main issues	The effect of the development on the living conditions of occupants of No 15 Solent Road (No 15), with regard to outlook
Why allowed	The appeal relates to a two-storey detached house set forward in its plot, where a full-width two-storey rear extension is proposed. Although the extension would not project as far as neighbouring rear elevations, it would sit in front of windows at No. 15, further limiting an already restricted outlook due to a narrow separation and boundary hedge, resulting in an overbearing impact on living conditions. However, there is an extant 2025 permission for a similar two-storey rear extension, which represents a

	realistic fallback position. The differences between the schemes—slightly closer proximity to the boundary and a marginal 10cm increase in ridge height—are considered modest, with no perceptible additional harm compared to the fallback. While the proposal conflicts with Policy HE2 due to its impact on amenity, the fallback position is given significant weight and outweighs this conflict, leading to the appeal being allowed.

address	10A Vicarage Road, Poole BH15 3AZ
Proposal	Change of use of triple garage to form separate home
Committee overturn	No
Main issues	Whether the proposal would provide satisfactory living conditions for future occupiers, with particular regard to the provision of amenity space, including private amenity space, and The effect of the proposal on the character and appearance of the local area.
Why allowed	The appeal site is a former garage and parking area behind Nos. 10 and 10A Vicarage Road, within a residential area, and is proposed to be converted into a two-bedroom dwelling with associated parking and amenity space. The scheme would provide a small but usable private rear patio and a larger front garden area, which collectively offer generous amenity space relative to the dwelling's size. While there would be some overlooking from first-floor windows of neighbouring properties at a distance of around 16–17 metres, this is considered typical in urban settings and could be mitigated through additional planting if desired. Overall, the proposal would provide adequate and satisfactory living conditions for future occupants, with sufficient private amenity space, and would comply with Policy PP27 of the Poole Local Plan and national guidance in terms of residential amenity. Although Vicarage Road generally features larger plots, the immediate area closer to Wimborne Road includes a more varied pattern with smaller plots and infill development, as seen in Daisy Close. The proposal would largely retain the existing building's footprint, scale, and access, and the resulting plot would not appear irregular or out of keeping. Given the mix of dwelling types and plot sizes nearby, the development would integrate comfortably into the surrounding area and would not harm its character or appearance, thereby complying with Policies PP27 and PP28 and national

	design guidance

address	5 Chaddesley Wood Road, Poole BH13 7PN
Proposal	Partial demolition of the dwelling to physically separate from no. 5a Chaddesley Wood Road, erect extensions, and remodel of the existing dwelling to a contemporary 3 storey dwelling with balconies.
Committee overturn	Yes (officer recommendation to approve)
Main issues	the character and appearance of the area; and the living conditions of neighbouring occupiers.
Why dismissed	The Inspector disagreed with the refusal reason due to **character**: The appeal property, No. 5, is a chalet-style bungalow situated within a street largely characterised by contemporary three-storey dwellings, making it appear somewhat out of keeping in its current form. The proposal seeks to remodel the property into a three-storey contemporary house, aligning it more closely with the prevailing scale, style, and appearance of neighbouring buildings. While the adjoining rear property (No. 5a) would remain inconsistent with surrounding development, this is an existing situation and the proposal would not cause sufficient additional harm to justify refusal. Overall, the scheme would integrate well into the streetscape and is considered acceptable in terms of character and appearance, complying with relevant local plan policy and national design guidance. he appeal considers the relationship between No. 5 and No. 5a, which are partially linked but otherwise arranged in a tandem layout. The proposal would not significantly affect No. 5a in terms of privacy, outlook, or daylight, as it has no direct windows facing the development and its main outlook and activity areas are oriented elsewhere. Similarly, impacts on other neighbouring properties would be acceptable due to separation distances and existing building relationships, with any limited overlooking capable of being mitigated through conditions such as obscure glazing and privacy screens. However, the proposal would have a harmful impact on the outdoor amenity space of No. 5a. The increased height, scale, and proximity of the redesigned building would create an overbearing and oppressive presence when viewed from the main garden area, reducing its enjoyment. Concerns would also arise from the perceived overlooking and activity from upper floor windows and terraces. As a result, the development

	would unacceptably harm the living conditions of No. 5a, conflicting with Policy PP27 and national guidance on residential amenity

List of live appeals

Appendix 1 provides a list of current appeals.

Options Appraisal

9. No options to consider.

Summary of financial implications

10. There are no financial implications as a direct result of this report.
11. However, it should be reminded that the Council can be subject to 'costs[6] if the Council were found to be behaving 'unreasonably'. Such 'unreasonable' behaviour includes procedural (relating to the process) and substantive (relating to the issues arising from the merits of the appeal) matters. Examples of unreasonable behaviour include[7];
    a. 'preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations'
    b. not determining similar cases in a consistent manner
    c. imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the National Planning Policy Framework on planning conditions and obligation.
    d. vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis

Summary of legal implications

12. None in directly relation to the content of this report.
13. However, it should be reminded that the Council can be subject to Judicial Review. A Judicial Review is a mechanism for challenging the process of a decision, rather than the decision itself. An example of this is acting contrary to procedure. However such procedure can come with financial penalties.

Summary of human resources implications

14. There are no direct human resource implications resulting from this report. However, it is reminded that the servicing of appeals can be resource heavy, particularly at a hearing or Public Inquiry.

[6] Claim planning appeal costs: Overview - GOV.UK
[7] Appeals - GOV.UK

Summary of sustainability impact

15. There are no sustainability issues arising from this report.

Summary of public health implications

16. There are no public health implications arising from this report. Summary of equality implications

Summary of risk assessment

17. Any risks associated with any appeal decisions are discussed in the body of the report. No risks have been identified in this report.

Background papers

Published appeal statistics and appeal decisions

Criteria Document 2024
https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria_Document_2024.pdf

Live Planning Statistics tables -Live tables on planning application statistics - GOV.UK

Appendices

Appendix 1 – list of outstanding appeals.

Appendix 1:
WR: Written Representations
SF: Shopfront Fast Track
HH: Householder
IN: Public inquiry

Appeal number	Location	Proposal	Start Date	Method
P/26/01143/CONDR	Land Rear of 21-27 Brixey Road Poole BH12 3PB	Variation of condition 2 (plans list) following approval of P/25/04203/FUL (Sever the land and erect 3 x dwellings with associated access and parking, including enabling partial demolition works to No 25 Brixey Road) to enable changes to the approved plans to expand the living accommodation of Unit 3 through the introduction of first floor accommodation. To facilitate the increased vehicle and cycle parking requirements for Unit 3, minor changes are also proposed	25-Jun-26	WR

		to the site plan.		
7-2024-6309-M	26 Milton Road Bournemouth BH8 8LP	Alterations and conversion of House in Multiple Occupation (Class C4) and a flat (Class C3) to 6 flats (Class C3) with associated parking, cycle and bin storage area – Revised Application.	24-Jun-26	WR
P/26/01293/FUL	16 Carnarvon Road Bournemouth BH1 4EW	Change of use of a building comprising 1no. flat and 5no. bedsits to a building comprising 3no. flats.	24-Jun-26	WR
P/26/01433/FUL	50 Branksome Wood Road Poole BH12 1HR	Sever the plot and erect a single self-built dwelling	24-Jun-26	WR
P/26/01417/HOU	2 Clarence Road Poole BH14 8AX	Rear single-storey infill extension and a loft conversion with rear dormer and velux window to the front.	12-Jun-26	HH
P/26/01409/HOU	6 Chewton Common Road Christchurch BH23 5LT	Demolition of outbuilding and erection of detached residential annexe	11-Jun-26	HH
P/25/04679/CONDR	18 Sandbourne Road Bournemouth BH4 8JH	Variation of Conditions 2, 9, 10 and removal of C8, (approved plans) of Application P/25/02311/HOU for Alterations, ground floor extensions and formation of new second floor level with an art deco style remodel of the existing dwelling, first floor rear balcony, roof garden, formation of swimming pool, altered garage and new parking spaces off Sandbourne Road. For material amendments to the approved plans to improve the design and functionality of the garage outbuilding by creating an additional floor and amend the boundary treatment with a new rendered boundary wall and front sliding gate.2,9,	11-Jun-26	HH
P/26/00732/CLP	19 A Selwood Park Weymans Avenue Bournemouth BH10 7JU	Lawful Development Certificate for proposed erection of a single-storey conservatory.	08-Jun-26	WR
P/25/03787/FUL	86 Alexandra Road Poole BH14 9EW	Sever land and erect 1 No 3 bedroom Self Build house with parking	04-Jun-26	WR
P/26/00392/HOU	Amberwood Cottage St. Catherines Hill Lane, Christchurch	Demolish existing conservatory and erect a single storey side extension	02-Jun-26	HH

	BH23 2NL			
P/26/00485/CLP	50 Feversham Avenue Bournemouth BH8 9NL	Lawful Development Certificate for raising of eastern fencing and boundary treatments	02-Jun-26	WR
P/26/00764/HOU	50 Somerley Road Bournemouth BH9 1EN	Retrospective consent for the erection of a single-storey ancillary outbuilding within the residential curtilage	28-May-26	HH
P/25/05300/FUL	15 Stanfield Road Bournemouth BH9 2NL	Erection of extensions and roof alterations to accommodate change of use to form 8 bedroom House in Multiple Occupation (Sui generis)	28-May-26	WR
7-2024-19600-D	Parkside Guest House 24 Southcote Road Bournemouth BH1 3SR	Retrospective: Change of use to HMO	26-May-26	WR
P/25/02323/CLE	16 Gerald Road Bournemouth BH3 7JZ	Application for a Lawful Development Certificate for an existing shared seven-room sui generis HMO, comprising of two rooms sharing facilities and five self-contained units	26-May-26	WR
P/25/03287/FUL	Land between 50 & 52 Broadwater Avenue & between 21 & 23 Potters Way Poole BH14 8QQ	Erection of a detached bungalow, redirected footpath and new public play park/amenity space.	20-May-26	WR
C/2024/1865	33 Sandringham Gardens Bournemouth BH9 3QW	Encroachment onto BCP land CoU of open space to residential Unauthorised single storey rear extension	20-May-26	WR
C/2024/1865/1	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	20-May-26	WR
C/2024/1865/2	33 Sandringham Gardens Bournemouth BH9 3QW	Unauthorised single storey rear extension (linked appeal)	20-May-26	WR
P/25/02922/HOU	3-5 Bridge Street Christchurch BH23 1DY	Retention and maintenance of garden shed within curtilage (retrospective)	19-May-26	HH
P/25/03674/FUL	Parley Court Farm Parley Court Estate Parley Green Lane Christchurch BH23 6BB	Siting of storage containers (Use Class B8) with associated car and cycle parking	18-May-26	WR
P/25/05042/FUL	Land between 22 banks road and 1 Panorama Road 22 Banks Road Poole BH13 7QE	Change of use of garage to dwellinghouse and addition of 2 roof windows to existing building	18-May-26	WR

P/25/04902/FUL	Wessex Lodge Rest Home 16 Munster Road Poole BH14 9PU	Demolition of existing buildings and erection of 4 Detached Dwellings, with associated access, parking and boundary treatments	13-May-26	WR
P/26/00193/FUL	48 Branksea Avenue Poole BH15 4DP	Demolition of the existing buildings and construction of a replacement detached house with detached garage, swimming pool and associated parking, landscaping and access.	07-May-26	WR
APP/25/00143/F	86 Churchill Road, Poole, BH12 2LU	Convert a semi-detached property to an HMO (8 units)	07-May-26	WR
APP/25/00144/F	88 Churchill Road, Poole, BH12 2LU	Convert semi-detached property to an HMO (8 units)	07-May-26	WR
P/26/00121/HOU	109 Catalina Drive Poole BH15 1TQ	Loft conversion with a rear dormer window and two front dormer windows to dwellinghouse	01-May-26	HH
P/26/00457/FUL	Flat 1 9 Chestnut Avenue Bournemouth BH6 3SP	Construction of a terrace with balcony at roof level	28-Apr-26	WR
P/25/02136/FUL	5 Bank Chambers Penn Hill Avenue Poole BH14 9NB	Erection of an extraction flue (retrospective)	27-Apr-26	WR
P/26/00303/CLP	7 Uppleby Road Poole BH12 3DB	Lawful development certificate for the proposed erection of a detached outbuilding to be incidental to the enjoyment of the dwelling house.	27-Apr-26	WR
P/25/03261/FUL	184 - 186 Old Christchurch Road Bournemouth BH1 1NU	Removal of existing unauthorised flue and erection of a flue.	27-Apr-26	WR
P/25/03589/FUL	65A Richmond Wood Road Bournemouth BH8 9DQ	Change of use from dwellinghouse (Class C3) to Sui generis eight person HMO	22-Apr-26	WR
P/25/01930/FUL	3 Rothesay Drive Christchurch BH23 4LB	Demolish existing dwelling, erect replacement. Convert pool house into an ancillary annexe.	22-Apr-26	WR
APP/24/00498/P	291 Bournemouth Road Poole BH14 9AH	Demolish the existing buildings and erect 15 dwellings with associated parking and access.	22-Apr-26	WR
P/25/01216/FUL	31A The Avenue Poole BH13 6LJ	Demolish existing dwelling and erect a replacement building containing 8 apartments with associated works.	20-Apr-26	WR
P/25/02921/LB	3-5 Bridge Street Christchurch BH23 1DY	Listed Building Consent for the retention and maintenance of garden shed within curtilage (retrospective)	15-Apr-26	WR

P/25/02321/OUT	5 Higher Blandford Road Poole BH18 9AB	Outline application with Some Matters Reserved to sever land and erect 2no. detached houses and 1no. detached bungalow with shared vehicular access with no. 5 Higher Blandford Road.	09-Apr-26	WR
P/25/02928/FUL	207 Lower Blandford Road Broadstone Poole BH18 8DN	Erection of a block of 3no. flats with cycle and bin store and operational car parking space	08-Apr-26	WR
P/26/00262/FUL	20 Crichel Road Bournemouth BH9 1JG	Construction of one dwelling with associated parking to the rear of 20 Crichel Road.	07-Apr-26	WR
P/25/04670/FUL	Falkland Square, Poole, BH15 1ER	Installation of 1no. BT Street Hub and removal of associated BT payphones.	01-Apr-26	WR
P/25/04671/ADV	Falkland Square, Poole, BH15 1ER	Advertisement Consent for installation of 1no. BT Street Hub and removal of associated BT payphones.	01-Apr-26	SF
P/25/05261/FUL	17-19 Parkstone Road Poole BH15 2NN	To build a block of 20 HMOs, with associated cycle rack, bins and amenity space	31-Mar-26	WR
P/25/01971/FUL	77 Wimborne Road Bournemouth BH3 7AN	Alterations and roof extensions to form a 2 bed flat including installation of roof lights	31-Mar-26	WR
P/25/02516/FUL	The New Westcliff Hotel 27-29 Chine Crescent Bournemouth BH2 5LB	Retrospective application for change of use of a former hotel building at no. 29 to a 22-person HMO (Sui Generis Use) with shared dining room, kitchen, and parking area.	30-Mar-26	WR
P/25/04438/HOU	4 Wharncliffe Gardens Christchurch BH23 5DN	First floor front extension to dwelling	25-Mar-26	HH
P/25/04672/FUL	55 Highfield Road Bournemouth BH9 2SE	Change of use from House in Multiple Occupation (Class C4) to seven person House in Multiple Occupation (Sui Generis) and erection of bin and cycle stores	25-Mar-26	WR
ENF/25/0373	336 Wallisdown Road Bournemouth BH11 8PP	Refused app P/25/01017/HOU - Rear extension, hip to gable front extension, 2 side dormer, double dormer on east roof, 5 roof lights and juliet balcony.	25-Mar-26	WR
P/25/02304/OUT	Park Place 6 North Road Poole BH14 0LY	Outline application with Some Matters Reserved for a phased development of up to 115 apartments across 2 separate blocks following demolition of the existing building.	24-Mar-26	WR
P/25/00289/FUL	Travelodge West Hill Road Bournemouth BH2 5EG	Replacement windows at ground, upper ground, 1st, 2nd and 3rd floor levels	19-Mar-26	WR

P/25/04279/FUL	40 West Way Poole BH18 9LS	Sever land and erect a dwelling (self-build) with new vehicular access off West Way.	12-Mar-26	WR
P/25/04202/FUL	1A Fancy Road Poole BH12 4QZ	Demolition of a garage and several outbuildings, and the development of 1 dwelling with associated bin and bike store.	12-Mar-26	WR
P/25/04045/CONDR	Southbourne Cross Roads Car Park Southbourne Overcliff Drive Bournemouth BH6 3NH	Variation of Conditions 1 & 8 of Planning Permission 7-2025-28119-C (Minor material amendment application to vary condition no .2 for internal and external alterations to Blocks A-D, erection of a new cycle store for Block A and re wording of conditions 4,5,7,8 and 9 (Application ref. 7-2021-28119, original description - Erection of 4 blocks (total of 27 flats) with bin and cycle stores and formation of vehicular access and associated undercroft car parking).) to allow for changes to Block D to form a privacy wall and roof terrace (part retrospective).	11-Mar-26	WR
P/25/05097/HOU	96 Lake Drive Poole BH15 4LU	Proposed roof alterations, single storey and two storey rear/side extension and garden kitchen/storage outbuilding	09-Mar-26	HH
P-23023-040225	Land Adjacent 3 Lytton Road Bournemouth BH1 4SH	Erection of a one bedroom dwelling with associated cycle parking	09-Mar-26	WR
P/25/05068/HOU	50 Baring Road Bournemouth BH6 4DT	Erection of pole mounted weather station	04-Mar-26	HH
P/25/04213/FUL	57 Old Christchurch Road Bournemouth BH1 1EH	Change of use from Bank (Class E) to an Adult Gaming Centre (AGC) (Sui Generis)	03-Mar-26	WR
P/25/03322/HOU	6 Seacombe Road Poole BH13 7RJ	Proposed first floor level extension incorporating mezzanine level study area within dormer window; construction of 2no. columns supporting 1st floor level extension; construction of link bridge between proposed extension and garden; Changes to fenestration addition of rooflights to loft space; internal alterations	25-Feb-26	WR
P/25/04727/HOU	Le Beau Arrowsmith Road Poole BH21 3BE	Extension and alterations to change existing chalet bungalow into a house with annex positioned over triple garage. Installation of solar panels.	25-Feb-26	HH

P/25/01839/FUL	Tennis Courts Seafield Road Bournemouth BH6 3EX	Installation of LED flood lighting around to the existing tennis courts at Seafield Gardens. Number of lights: 10 floodlights. Mounting height: 6m poles.	24-Feb-26	WR
ENF/24/0056	Parley Court Golf Course Parley Green Lane Christchurch BH23 6BB	Alleged unauthorised ground wiorks resulting in bunds	24-Feb-26	WR
P/25/04005/OUT	35 Denmark Road Poole BH15 2DE	Outline Planning Permission with all matters reserved for the demolition of existing workshop / store and re-development of the site with 9 flats.	23-Feb-26	WR
P/25/01189/FUL	36 Cromwell Road Poole BH12 2NS	Retrospective consent for removal of garage, erection of single storey store to front and erection of a self contained dwelling to rear	16-Feb-26	WR
P/25/03354/FUL	2c Flat 1a Beresford Road Bournemouth BH6 5AA	Retrospective: Change of Use from Class C3 (Residential) to Class E3 (Office Use).	12-Feb-26	WR
P/25/04177/FUL	100 Boscombe Grove Road Bournemouth BH1 4PG	Erection of single 2 storey dwelling house and outbuilding	11-Feb-26	WR
P/25/02861/FUL	37 Grand Avenue Bournemouth BH6 3SY	New Terrace at first floor together with doors to terrace.	04-Feb-26	WR
P/25/04618/ADV	347-349 Holdenhurst Road Bournemouth BH8 8BS	Erection of an illuminated small format advertising display	03-Feb-26	SF
ENF/25/0538	29 Links Road Poole BH14 9QS	Refused retrospective application for 2m high fence following ENF/25/00023.	03-Feb-26	WR
P/25/03015/LB	Stourview House Throop Road Bournemouth BH8 0DH	Retrospective: Listed Building Consent for the retention of a replacement composite door located on the secondary (side) elevation. Existing unauthorised.	27-Jan-26	WR
P/25/03304/FUL	19 Hogue Avenue Bournemouth BH10 6DA	Demolition of a single storey extension to the side of existing house, severance of the existing plot and the erection of a pair of semi-detached houses with vehicular accesses and car parking	27-Jan-26	WR

P/25/02979/FUL	59 and 61 Creekmoor Lane Poole BH17 7BW	Erect two dwellings at the rear of 59 and 61 Creekmoor Lane.	27-Jan-26	WR
P/25/03296/FUL	Marina Court 34 Banks Road Poole BH13 7QE	Demolish garage to create a vehicular access and erect a detached bungalow	20-Jan-26	WR
P/25/03851/FUL	2 Wallace Road Poole BH18 8NG	Demolition of existing dwelling, garage and the erection of a block of 6 flats with on site car parking	20-Jan-26	WR
P/25/01436/FUL	87 Ringwood Road Poole BH14 0RH	Alterations and change of use of part of first and second floors into 6 bedroom HMO for a maximum of 6 people ancillary to the primary use of the premises as a mixed Automotive Restoration workshop (Sui Generis) and car storage (B8) use (part retrospective).	20-Jan-26	WR
ENF/25/0115	50 Ashford Road Bournemouth BH6 5QD	without planning permission, the formation of two additional residential units, by virtue of physical separation from the host dwelling, and each capable of independent occupation with separate facilities allowing for independent day-to-day living, including en-suite facilities and kitchenettes with electrical and counter-top appliances	15-Jan-26	WR
P/25/02992/FUL	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, sever land and erect a detached bungalow with associated vehicular parking	12-Jan-26	WR
P/25/04269/FUL	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, erection a detached 1-bedroom bungalow and formation of new parking area with 2no. spaces to no. 335 Ringwood Road and 1no. space for the proposed dwelling	12-Jan-26	WR
APP/23/00822/F	Canford Recycling Centre Arena Way Poole BH21 3BW	Demolition and Removal of existing structures and the erection of a Carbon Capture Retrofit Ready Energy from Waste Combined Heat and Power Facility with associated Combined Heat and Power Connection, Distribution Network Connection and Temporary Construction Compounds and associated buildings and ancillary car parking.	08-Jan-26	IN
P/25/03870/FUL	Pavement o/s 15 Holdenhurst Road	The installation of 1no. BT Street Hub	07-Jan-26	WR

	Bournemouth BH8 8EH			
P/25/03874/FUL	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	The installation of 1no. BT Street Hub and removal of associated BT payphones.	07-Jan-26	WR
P/25/03869/ADV	First Floor Flat 15 Holdenhurst Road Bournemouth BH8 8EH	Advertisment consent for the installation of 1no. BT Street Hub	07-Jan-26	SF
P/25/03873/ADV	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	Advertisment consent for the installation of 1no. BT Street Hub and removal of associated BT payphones.	07-Jan-26	SF
P/25/01995/HOU	34 Sopers Lane Poole BH17 7ES	Proposed new access and hardstanding driveway, dropped kerb, proposed boundary fence, retain plant bed and proposed retaining wall.	15-Dec-25	WR
P/25/00728/FUL	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	10-Dec-25	WR
C/2023/1513	22 Stafford Road Bournemouth BH1 1JH	Description - Former 8 bed HMO converted into 6 flats, permission approved for only 4 flats.	04-Dec-25	WR
P/25/00095/FUL	243 Ashley Road Poole BH14 9DU	Conversion of part of the ground floor into a residential studio flat together with alterations in the form of the reinstallation of two obscure glazed rooflights. A new door and a new additional window in the west elevation. Creation of a communal roof garden.	10-Nov-25	WR
7-2025-26319-D	1 Tasso Riverbank 40 1 Wick Lane Bournemouth BH6 4JX	T1 -Monterey Pine - Fell to ground level	28-Sep-25	HR
C/2023/1437	Throop Mill Throop Road Bournemouth BH8 0DL	1. Means of enclosure; 2. Repairs to listed Building 3. The siting of a portable building See case ref: 2021/0668	20-Aug-25	WR
ENF/25/0107	7 Leven Avenue Bournemouth BH4 9LH	The unauthorised erection of a boundary wall more than 1 metre in height adjacent to the highway, as shown in the approximate position outlined in red on the attached site location plan.	21-Jul-25	WR
P/25/00867/CLP	8B Partridge Walk Poole BH14 8HL	Certificate of lawfuleness to Lower the south side wall of the house by up to 525mm. The house is 3 storey (basement, ground and 1st) with living areas on the top (1st) floor. The wall forms the boundary to a balcony	14-Jul-25	WR

		on the 1st floor level. The top of the existing wall is 1625mm above the finished floor level of the balcony. The proposal is to lower the wall so the top is at a height of at least 1100mm above the balcony finished floor level. The existing wall is zinc clad for the full height. The proposed reduced height wall would have identical finishes to that of the existing wall.		
C/2024/2025	3 Ashford Road Bournemouth BH6 5QB	Without planning permission, the erection of an extension to house an outdoor kitchen area with structures, the construction of a raised platform with balustrade and steps to the rear of the dwelling.	07-Jul-25	WR
7-2024-9354-F	1346 Christchurch Road Bournemouth BH7 6ED	Application for a Lawful Development Certificate for proposed formation of 3 areas of hardstanding within the curtilage of the residential planning unit	01-Jul-25	WR
ENF/25/0012	Theme Park Merritown Lane Christchurch BH23 6BA	Refused retrospective planning application 8/24/0180/FUL for change of use to commercial airport car parking with associated works, APNR etc. Refused retrospective advertisement application 8/24/0181/ADV for 49 x non-illuminated signs.	30-Apr-25	WR
8/23/0675/CLE	The Barn 41A Burley Road Christchurch BH23 7AJ	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	10-Apr-25	WR
7-2024-23085-I	Flat 2B Whitley Court West Cliff Gardens Bournemouth BH2 5HL	Application for a Lawful Development Certificate for an Existing Use of Flat 2B as a single dwelling house	07-Mar-25	WR
C/2022/1023	17, The Litzo, 37-39 Boscombe Spa Road, Bournemouth, BH5 1AS	Without planning permission, the erection of raised platforms to the rear of the dwelling.	07-Mar-25	WR
C/2024/1952	Palm Lounge Bar, Poole Hill, BOURNEMOUTH, BH2 5PW and Bermuda Cafe, Poole Hill, BOURNEMOUTH, BH2 5PW	Without planning permission, a single storey side extension with extract flue, covered outdoor structure located to the rear, and pergola structure located to the front, fixed jumbrella and new boundary treatment in the approximate positions hatched black.	06-Mar-25	WR
S78/2024/7593	Bermuda Cafe Poole Hill Bournemouth BH2	Retrospective application for the erection of a single storey extension and outdoor covered	16-Dec-24	WR

	5PW	area to rear, pergola to the front and alterations to boundary treatment		
APP/23/01397/P	6 Pinewood Road, Poole, BH13 6JS	Outline application to demolish existing bungalow and garage. Construct 3 houses.	21-May-24	WR
TP/23/00360/X	23 Widworthy Drive, Broadstone, BH18 9BD	T7: Silver Birch - Fell to ground level. Replacement planting: One container grown lime to be planted in the rear garden within 5m of tree.	13-Feb-24	TRF
P/26/01781/FUL	41 Shillito Road Poole BH12 2BW	Change of use from dwellinghouse (Class C3), to seven bedroom/seven person House in Multiple Occupation (Sui generis)	TBC	WR
P/26/01011/CLP	21 Sterte Avenue Poole BH15 2AJ	Lawful Development Certificate for proposal that the existing outbuilding may be used as ancillary residential accommodation incidental to the main dwellinghouse.	TBC	
P/26/00570/CONDR	329 Sandbanks Road Poole BH14 8HZ	Variation of condition 2 (Approved Plans) and 3 (Arboricultural Method Statement) and removal of 13 (Reference to drawing number) of planning permission APP/23/01478/F (Demolition of existing house and erection of four storey block of 7.no flats with associated access and parking) for amendments to include increased floor space on all levels, including widening of balconies and an additional balcony at penthouse level	TBC	WR
P/25/05226/FUL	12A Queens Avenue Christchurch BH23 1BZ	Replacement of the existing dwelling and garage at number 12A Queens Avenue with associated parking and access being retaine	TBC	WR
P/26/01622/FUL	12A Queens Avenue Christchurch BH23 1BZ	Demolition of the existing dwelling and garage and erect a replacement dwelling (self-build) with detached garage with associated parking and landscaping	TBC	WR

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